

From: Streamline <noreply@specialdistrict.org>
Sent: Sunday, May 19, 2024 12:18 PM
To: Nora Mayen - GCSD Admin; Hope Atmore
Subject: New form submission received: Contact Us



Contact Us

Contact Us Form:	
Name:	Kevin
Email:	Lafontaine
Message:	Please please please don't take down the Jetty ramp, I have 2 kids I live right up the hill on Ave. Portola and Columbus and coming down here is a major reason I moved here, live here, love HMB. It would be a tragedy if we don't have a safe place to skate, especially no days where kids need outdoor activities (no screen time).

[Reply / Manage](#)

From: Streamline <noreply@specialdistrict.org>
Sent: Sunday, May 19, 2024 5:42 PM
To: Nora Mayen - GCSD Admin; Hope Atmore
Subject: New form submission received: Contact Us



Contact Us

Contact Us Form:	
Name:	Linnea Vilen
Email:	
Message:	I just recently moved back to El Granada and noticed that there are plans to build a park and then on a news stand noticed a flyer with information to send public comments. I would like to contest the building of the park but not sure where or how to voice my opinion.

[Reply / Manage](#)

Comment #3

Granada Community Park IS/MND

Lisa Ketcham [REDACTED] >

Mon 5/20/2024 7:12 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Here are my comments on the IS/MND:

Aesthetics, Local laws, SMC LCP (p. 3-10)

Policy 8.31 Regulation of Scenic Corridors in Rural Areas

Comment: Projects is not subject to this policy because it is within the Midcoast urban/rural boundary. See instead Policy 8.32 Regulation of Scenic Corridors in Urban Areas.**Transportation Impacts (p. 3-114)**

3.17.4.a. Conflict with applicable circulation plans, notes that, "...park trails would provide access to San Mateo County's Midcoast Multi-Modal Trail." (south of Coronado)

Comment: There is no mention of the future Midcoast Multi-Modal (Parallel) Trail segment between Coronado and Capistrano along the Burnham Strip. GCSD and San Mateo County should collaborate on the future alignment of this segment, where a shared multi-modal trail could provide connection from Obispo to the outer edge of Caltrans ROW to continue northward to Capistrano.Sincerely,
Lisa Ketcham

From: Streamline <noreply@specialdistrict.org>
Sent: Thursday, May 30, 2024 8:17 AM
To: Nora Mayen - GCSD Admin; Hope Atmore
Subject: New form submission received: Contact Us



Contact Us

Contact Us Form:	
Name:	Denise Anderson
Email:	
Message:	Please send me the link to comment on the development of Burnham Strip. Thanks.

[Reply / Manage](#)

Comment #5

IS/MND Review

Nancy Marsh <[REDACTED]>

Wed 6/5/2024 6:44 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hi Hope

I have reviewed the IS/MND document and am not submitting any substantive comments on the content.

As I reviewed it, I kept various notes that all fall into the vein of prereading. I offer these for the team's consideration:

Re Page 2-6 near the bottom, this line:

"The building was acquired by the District in July 2021 and is leased to the preschool until August 2025."

I believe the preschool lease is through **May** 2025.

Re Page 2-8, this line:

"Park & Community Recreation Center Operations

Park. Hours of operation for the park would be daily from dawn to dusk. The restrooms would be closed each evening by District staff or contracted security and opened each morning."

I suggest we use timed locks for the restroom. That's what HMB Parks has installed at Mac Dutra Plaza and has planned or installed in all their other parks.

Re Page 2-10, this line:

"Installation/replacement of fencing along a portion of the western edge of the site and proposed dog park; "

I believe there will also be fencing required around the play area, for safety?

Top of page 3-12, this line:

"Additionally, the Project would construct a new 3,000 square foot connected via trellis to the existing structure."

It appears there is a word ("community room"?) missing between "foot" and "connected"

Top of page 3-22

"The Project site is located in the SFBAAB in San Mateo County along inland creeks that flow into the San Francisco Bay."

Should this say the creeks flow into the ocean?

Page 3-23, last paragraph

"The BAAQMD has established mass emission thresholds and rules regarding emissions of pollutants. The BAAQMD considers that, if the emissions from a project do not exceed its air quality emission thresholds, the project's emissions are not cumulatively considerable. As shown in Error! Reference source not found., the estimated construction-related emissions

associated with the proposed Project would be less than these mass emissions significance thresholds for all pollutants."

Page 3-34

"a. Prohibit and land use or development which would have significant adverse impact on sensitive habitat areas. "

Looks like an extra word

Page 3-39, second paragraph:

" Although suitable roosting habitat may be present in the vicinity of the proposed Project would not be directly impacted by proposed Project activities, indirect impacts to bat species may occur. "

It reads funny - might it be ". . .habitat that may . . ."?

Page 3-41, just above Mitigation Bio-3 detail:

" Implementation of Mitigation Measure BIO-2 would minimize impacts to nesting birds protected by the MBTA by requiring pre-construction surveys and establishment of non-disturbance buffers around active raptor nests."

I believe that should read "BIO-3"

Middle of page 3-49

"Coordination with tribes is described further in Section Error! Reference source not found.,

"Error! Reference source not found.." "

Also, in the first paragraph under 3.5.3:

"Further, the proposed Project actions would not demolish this property and would be incorporated into the park plans."

Reds funny - should this be ". . .and it would . . ."

Top of page 3-54

Table 3.6-1 appears to be printed twice

Page 3-62, bottom of paragraph b. - typo

In addition, Mitigation Measure GEO-1 would ensure that erosion is minimized through compliance with San Mateo County's "Erosion and Sediment Control Plan Requirements" and in accordance with the erosion control plan, including long-term drainage control, placement of erosion control mats, and seeding following construction!;"

Page 3-77, last sentence:

" It is anticipated that the Project would reduce the potential risk to people and property from wildfire and the Project would have a less than significant impact from increased fire hazard. "

For consistency, should the highlighted area be in **bold** type?

Page 3-86, para iv.

"The Project site is located in Federal Emergency Management Agency Flood Insurance Rate Maps (Nos. 06081C0138F) and is not located within a 100-year or 500-year flood hazard zone (FEMA, 2024). The Project would have no impact on flood flows as the Project

is not within a flood zone. "

As above, should the highlighted text be **bold**?

Page 3-97 to 3-98

The table at the bottom of 3-97 flows over the page break in a way that it loses its format - the "Clearly unacceptable" icon is not aligned with the text.

Page 3-114, bottom of para a.:

"Construction vehicles entering and existing public roadway can present an impact to the existing congestion management program;"

I'm not sure if the highlighted area should be "entering an existing" or "entering and exiting"

Page 3-129

End of para a.:

"Therefore, the Project would have a less than significant impact with mitigation.:

For consistency should the highlighted text be in **bold** type?

Nancy Marsh

Board President

Granada Community Services District

www.granada.ca.gov

Comment #6

surfers beach parking

Michael McCreary <[REDACTED]>

Wed 6/5/2024 8:47 PM

To: Hope Atmore <hatmore@granada.ca.gov>

I am 76 years old and I have been surfing "surfers beach" also known as the "Jetty" and the "breakwater" since 1964. Originally I was able to park (for many years) on the west side of the highway in a dirt parking lot. Due to a lack of sand that parking lot is long gone due to erosion. I then parked along the west side of the highway until Cal-trans painted the curb red. I now park on the east side of the highway and in the dirt parking lot with the skate ramp. I need a place to park to enjoy the natural wonder of surfing. A lot of people enjoy surfing at surfers beach and will continue to despite not having easy access to the beach. Please don't forget all the people who enjoy the beach, fishing, playing in the sun, picnics, walking their dogs, hiking on the beach and jetty, watching the sun set, etc.. I live in El Granada and have lived on the coast for over 60 years. Surfers surf..... people love this beach....they will find a way to park....PLEASE DON'T TAKE AWAY OUR PARKING...it has already become difficult enough. Please don't make it even harder to enjoy this natural resource.

thanks, Michael McCreary

By the way:

The answer to the question...." WHERE WILL PEOPLE PARK?if this plan is implemented is obvious....."IN THE EL GRANADA RESIDENTIAL AREA"...In front of private homes!

Re: surfers beach parking

Michael McCreary <[REDACTED]>

Thu 6/6/2024 11:31 AM

To: Hope Atmore <hatmore@granada.ca.gov>

I appreciate your response. I have an additional question: have you ever counted the number of cars parked along the highway, the skate ramp, dirt parking lot and along Obispo. On a busy day it easily exceeds 500 cars and sometimes more when you include cars with boat trailers. The dirt parking lot alone can have about 100 cars. I applaud the proposed park plan, but it is not realistic when considering parking. The dirt parking lot that people have been using for many years can fill up most weekends. I got the impression from the several park meetings that the area immediately north of the dirt parking lot is not usable for parking due to the underground tanks? Please do not eliminate or reduce parking as it will only shift the parking into the residential area. When the parking was temporarily closed at the time of the pandemic lots of parking shifted into the residential areas. This reduced parking for homeowners, public changing, discarded trash and yards used as bathrooms. I appreciate the difficulty of planning, but please solve problems and don't create new problems by shifting parking from a long used public area to in front of private residences. People and myself love this beach area and will continue to use it no matter where they have to park. Parking is a reality and your current plan will dramatically reduce parking availability. I understand the jurisdictional issues but a novel idea would be to coordinate a comprehensive plan with all the agencies involved. Thanks, Michael McCreary

On Thu, Jun 6, 2024 at 10:28 AM Hope Atmore <hatmore@granada.ca.gov> wrote:

Hello Michael,

Thank you for your email which I'm thinking is in response to the misleading signs that have been posted around town. The proposed GCSD park plans (you can see the proposed park plan, renderings etc. at <https://granada.ca.gov/granada-community-park-and-recreation-center>) would move parking slightly north to the other side of the drainage ditch. The current dirt lot cannot be formalized into parking and has to move north because of the required buffer zones around the riparian area (all those trees and the creek) located south of the dirt lot. In the relocated lot there would be 25 permeable paved spots and there are another 10-12 angled spots planned for Obispo in the area where the current dirt lot is located. Additionally, there are approximately 57 street parking spaces along Obispo, which would be more obvious upon completion of the project. Also, the small parking area at the corner of Obispo and Coronado nearest the light (SMC property) would not be changed per the park plan. There is a pedestrian path proposed to safely get people along Obispo to the light but you can see on the park plan that it cuts in front of the small parking area and down to the light and does not remove it.

The parking that happens in the Caltrans right of way is not under the control of GCSD or part of our plan. The Caltrans project proposal includes removing the parking along the shoulder in order to add bike lanes on both sides of Hwy 1, as well as removing the access to the right of way on the east side of the highway. For reference, the logs at the west end of the GCSD dirt lot, just past the skate ramp, are the border between GCSD property and

Caltrans right of way. The Caltrans project was appealed to the Coastal Commission but I'm not aware of any decisions. You might want to also take a look at the article in the HMB Review from last week (https://www.hmbreview.com/news/city-council-spars-with-caltrans-discusses-deficit-adds-rent-control-fee/article_fa3ff372-1955-11ef-8db1-d31853823926.html) which discusses the City's feedback on that plan. Also, keep in mind that the City of HMB has jurisdiction over the west side of Hwy 1 (so the Sam's Chowder House side and along Surfer's Beach) while the east side of the Hwy is under the jurisdiction of San Mateo County.

I hope this helps clarify a bit. I encourage you to look at the IS/MND and make comments on those documents. (<https://granada.ca.gov/granada-community-park-and-rec-center-project-is-mnd>). The public comment period is open until June 17 and I will be including your initial email as part of the public comments.

Please don't hesitate to contact me if you have any additional questions or comments.

Hope

Hope Atmore

Assistant General Manager
Granada Community Services District
granada.ca.gov

P.O. Box 335
504 Avenue Alhambra
El Granada, CA 94018
GCSD Office 650.726.7093

From: Michael McCreary <[REDACTED]>
Sent: Wednesday, June 5, 2024 8:47 PM
To: Hope Atmore <hatmore@granada.ca.gov>
Subject: surfers beach parking

I am 76 years old and I have been surfing "surfers beach" also known as the "Jetty" and the "breakwater" since 1964. Originally I was able to park (for many years) on the west side of the highway in a dirt parking lot. Due to a lack of sand that parking lot is long gone due to erosion. I then parked along the west side of the highway until Cal-trans painted the curb red. I now park on the east side of the highway and in the dirt parking lot with the skate ramp. I need a place to park to enjoy the natural wonder of surfing. A lot of people enjoy surfing at surfers beach and will continue to despite not having easy access to the beach. Please don't forget all the people who enjoy the beach, fishing, playing in the sun, picnics, walking their dogs, hiking on the beach and jetty, watching the sun set, etc.. I live in El Granada and have lived on the coast for over 60 years. Surfers surf..... people love this beach....they will find a way to park....PLEASE DON'T TAKE AWAY OUR PARKING...it has already become difficult enough. Please don't make it even harder to enjoy this natural resource.

thanks, Michael McCreary

By the way:

The answer to the question...." WHERE WILL PEOPLE PARK?if this plan is implemented is obvious....."IN THE EL GRANADA RESIDENTIAL AREA"...In front of private homes!

Comment #7

Save the parking!

Justine Lange <[REDACTED]>

Wed 6/5/2024 10:08 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Save the parking please!

Sent from my iPhone

Comment #8**Surf/ tourists / beach parking**

Cindy Vargas <[REDACTED]>

Thu 6/6/2024 6:15 AM

To: Hope Atmore <hatmore@granada.ca.gov>

With the trail decision, where do you plan on putting the parking for tourists beach and surfing individuals? You do realize this is a community of beach goer's and surfing enthusiast.. I'm not talking of tourists, I'm talking of residence. If you plan on eliminating parking all together, we all know what the parking outcome will be. Common sense of eliminating parking with push visitors, into residential parking areas. We are already invaded with weekend goer's parking on our frontage road. We are already invaded with weekend goer's parking in front of our homes, blocking driveway ways and creating congestion on our streets. You have to know your intent to add additional trails will be at the expense of residents. And with the trail, where will people park to get to the new park?

Comment #10

Beach Parking

Deborah Briscoe [REDACTED] >

Thu 6/6/2024 1:25 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Please, please provide at LEAST the same amount of parking, if not more to accommodate beach goers. Otherwise we locals will have huge issues with cars circling our neighborhoods to find street parking. This is indeed very poor planning.
Thank you for your consideration.

Comment #11**Re: Contact through website - GCSD**

Melanie Dobbs <[REDACTED]>

Thu 6/6/2024 3:30 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Thanks for replying Hope,

My daughter was looking on the website and I think she accidentally sent that. We were looking to find out more about the potential future parking for the Jetty area since we saw that much of it is proposed to be taken away.

If you have any more information about that I would appreciate it!

Best,
Melanie

On Thu, Jun 6, 2024 at 9:18 AM Hope Atmore <hatmore@granada.ca.gov> wrote:

Good morning, Melanie. I saw that you tried to contact our office through the website but the message only said hello. Please feel free to contact me directly if you have any questions regarding GCSD.

Thanks,
Hope

Hope Atmore
Assistant General Manager
Granada Community Services District
granada.ca.gov

P.O. Box 335
504 Avenue Alhambra
El Granada, CA 94018
GCSD Office 650.726.7093

Re: Contact through website - GCSD

Melanie Dobbs [REDACTED] >

Tue 6/18/2024 3:29 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Thank you for your reply Hope,

This does clarify the situation for me, and I appreciate that the parties are considering parking availability. When the parking along the highway was closed during COVID our neighborhood became the parking lot for everyone going to the Jetty beach. We had between 10 and 30 + extra cars on our surrounding streets (Santa Ana and the Alameda) depending on the day and it really impacted our privacy and safety of the kids playing in the neighborhood. Regardless, I think the bike lane will affect our neighborhood but thank you for letting me know there will be some parking created. If you know of anyone I should contact regarding this I'd appreciate it and thank you again for the direction!

Best,
Melanie

On Fri, Jun 7, 2024 at 1:54 PM Hope Atmore <hatmore@granada.ca.gov> wrote:

Hi Melanie,

Thank you for the follow up. I think your question is in response to the misleading signs that have been posted around town and that conflate two very different projects. The parking that happens in the Caltrans right of way is not under the control of GCSD or part of our plan. The Caltrans project proposal includes removing the parking along the shoulder in order to add bike lanes on both sides of Hwy 1, as well as removing the access to the right of way on the east side of the highway. For reference, the logs at the west end of the GCSD dirt lot, just past the skate ramp, are the border between GCSD property and Caltrans right of way. The Caltrans project was appealed to the Coastal Commission but I'm not aware of any decisions. You might want to also take a look at the article in the HMB Review from last week (https://www.hmbreview.com/news/city-council-spars-with-caltrans-discusses-deficit-adds-rent-control-fee/article_fa3ff372-1955-11ef-8db1-d31853823926.html) which discusses the City's feedback on that plan. Also, keep in mind that the City of HMB has jurisdiction over the west side of Hwy 1 (so the Sam's Chowder House side and along Surfer's Beach) while the east side of the Hwy is under the jurisdiction of San Mateo County.

The proposed GCSD park plans (you can see the proposed park plan, renderings etc. at <https://granada.ca.gov/granada-community-park-and-recreation-center>) would move parking slightly north to the other side of the drainage ditch. The current dirt lot cannot be formalized into parking and has to move north because of the required buffer zones around the riparian area (all those trees and the creek) located south of the dirt lot. In the relocated lot there would be 25 permeable paved spots and there are another 10-12 angled spots planned for Obispo in the area where the current dirt lot is located. Additionally, there are approximately 57 street parking spaces along Obispo, which would

be more obvious upon completion of the project. Also, the small parking area at the corner of Obispo and Coronado nearest the light (SMC property) would not be changed per the park plan. There is a pedestrian path proposed to safely get people along Obispo to the light but you can see on the park plan that it cuts in front of the small parking area and down to the light and does not remove it.

I hope this helps clarify a bit.

Please don't hesitate to contact me if you have any additional questions or comments.

Hope

Hope Atmore

Assistant General Manager
Granada Community Services District
granada.ca.gov

P.O. Box 335
504 Avenue Alhambra
El Granada, CA 94018
GCSD Office 650.726.7093

From: Melanie Dobbs <[REDACTED]>
Sent: Thursday, June 6, 2024 3:29 PM
To: Hope Atmore <hatmore@granada.ca.gov>
Subject: Re: Contact through website - GCSD

Thanks for replying Hope,

My daughter was looking on the website and I think she accidentally sent that. We were looking to find out more about the potential future parking for the Jetty area since we saw that much of it is proposed to be taken away.

If you have any more information about that I would appreciate it!

Best,
Melanie

On Thu, Jun 6, 2024 at 9:18 AM Hope Atmore <hatmore@granada.ca.gov> wrote:
Good morning, Melanie. I saw that you tried to contact our office through the website but the message only said hello. Please feel free to contact me directly if you have any questions regarding GCSD.

Thanks,
Hope

Hope Atmore

Assistant General Manager
Granada Community Services District
granada.ca.gov

P.O. Box 335
504 Avenue Alhambra
El Granada, CA 94018
GCSD Office 650.726.7093

From: Streamline <noreply@specialdistrict.org>
Sent: Sunday, June 9, 2024 12:39 PM
To: Nora Mayen - GCSD Admin; Hope Atmore
Subject: New form submission received: Contact Us



Contact Us

Contact Us Form:	
Name:	cecelia baloian
Email:	[REDACTED]
Message:	I am a homeowner in el granada. I have always been against the development that you call the scenic view corridor. You are creating another traffic corridors for all the weekend visitors. As residents we feel trapped already, now you are encouraging more visitors to an area which is residential. Bathrooms and picnic tables are not for the local residents. This park is not being created for the community; it is being created to relieve the beach and hi way 1 traffic. During covid our neighborhoods were inundated with visitor parking. Now you will create a visitor destination in our backyard!

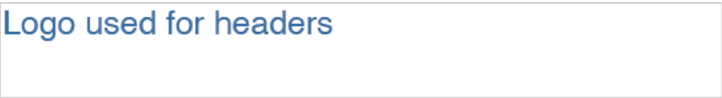
[Reply / Manage](#)

New form submission received: Contact Us

Streamline <noreply@specialdistrict.org>

Sun 6/9/2024 12:41 PM

To:Nora Mayen - GCSD Admin <gcsdadmin@granada.ca.gov>;Hope Atmore <hatmore@granada.ca.gov>



Contact Us

Contact Us Form:	
Name:	cecelia baloian
Email:	
Message:	Sorry this is my second message as i had not finished. There have been no community meetings for us and no explanation of the costs and who is paying for all this development...the homeowners???

Reply / Manage

Powered by [Streamline](#)

Comment #13**Eliminating Surfer's Beach Parking**

Elizabeth Marstall <[REDACTED]>

Fri 6/7/2024 8:56 PM

To:Hope Atmore <hatmore@granada.ca.gov>

This is an extremely bad idea. There is not enough street parking in the surrounding area for people using this beach . Parking at the harbor fills up quickly on weekends and even weekdays in the summer time not to mention shlepping your board or beach gear an extra half mile or so. It seems simple to just leave the existing parking or imagine graveling or even gasp (!) paving the dirt area that is now used as a parking lot . Parking is already very limited all along the coast . Sent from my iPh

Comment #14**Commnet**

Sandy Kelly <[REDACTED]>

Sun 6/9/2024 8:03 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello,

I am concerned about the issue of eliminating the parking for surfer's beach. I would think that part of the plan for this should be to create a parking lot to accommodate at least 200 spaces. This will take up space, however, it is a real issue for our community if we cannot park to get to our beach.

The beach was here long before the idea of a park. I like a park, however it should serve everyone. I regularly park in this area to go to the beach. If parking overflows into the neighborhood it will become an unfriendly/hostile issue for those living close to the beach.

Where can I see the master plan and influence the design. When will the design be finalized?

Thank you for reading my comment and any information you provide.

Sandy Kelly
[REDACTED]

Comment #15

Elimination of parking for surfers beach

Karen Yorke <[REDACTED]>

Sun 6/9/2024 10:27 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Please do not eliminate parking for surfers beach. This is only complicate traffic in this area of our neighborhood, which is already on a downward spiral.

Karen Yorke and Jim Smith

[REDACTED]

Sent from my iPhone

Comment #16

Parking on Hwy 1

David Moore [REDACTED] >

Sun 6/9/2024 11:07 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Thank you for taking the parking along Hwy 1 away.

It's very dangerous if a parking lot is needed the mid coast sewer district

Can build one on there property on the east side of the Hwy.

Thank you

David Moore

Sent from my iPhone

Comment #17

Parking at el Granada beach.

Sammy Rivers [REDACTED] >

Sun 6/9/2024 2:33 PM

To: Hope Atmore <hatmore@granada.ca.gov>

I am requesting you send me the plans for parking at surfer's beach in el Granada. It is important that parking be made available for this popular beach. Be vigilant since this is a very busy area that has been plagued by FATAL car accidents.

Sent from my iPhone

Comment #18

Granada Community Park and parking

Natalie Mutz <[REDACTED]>

Sun 6/9/2024 11:12 PM

To: Hope Atmore <hatmore@granada.ca.gov>

I hope the effect on El Granada residents and their access to El Granada business (e.g., post office) and residential parking the first few blocks in from Hwy 1 is being considered. Neighborhood-parking-only areas, and giving residents parking stickers is one way to keep neighborhood disruption to a minimum, and hopefully other ideas are being considered.

Natalie Mutz

El Granada [REDACTED]
[REDACTED]

Comment #19

Keep Picasso Pre-school

Laurel Kupec <[REDACTED]>

Mon 6/10/2024 11:31 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Please keep Picasso open. We have multiple preschool grandchildren that will use the school.
It is the best use for public or private property.

Laurie Kupec

Comment #20**Keep picasso open!**

Meg Henry <[REDACTED]>

Mon 6/10/2024 11:48 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hey Hope!

It's your neighbor! Just wanted to add my voice to the issue of keeping Picasso preschool open. As you know, our options are so limited for early childcare and education on the coast, and it really would be detrimental to the community if Picasso closed. I'm hoping everybody can find a way to move forward that satisfies people on both side of the issue, without taking away a vital preschool option. Thanks Hope!

Meg Henry

Comment #20**Picasso Preschool**

Michelle Cleave <[REDACTED]>

Mon 6/10/2024 12:49 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hello Hope,

I was just made aware that Picasso preschool is set to be demolished. I'm very disappointed to hear this news. There are too few preschools on the coast and even fewer in El Granada. Removing Picasso preschool will cause local families to drive farther contributing to our already congested roads. I have two daughters with young children and finding quality local child care is one of their biggest concerns.

Thank you,

Michelle

From: Streamline <noreply@specialdistrict.org>
Sent: Tuesday, June 11, 2024 5:11 PM
To: Nora Mayen - GCSD Admin; Hope Atmore
Subject: New form submission received: Contact Us



Contact Us

Contact Us Form:	
Name:	Lisa Longaker
Email:	
Message:	Hello, I wanted to express my concern for the lack of parking associated with the new Burnam Park plan. I am always in favor of more public spaces, but the fact remains that there is already a lack of parking and beach access for the general public. Any plan that does not include that is ill advised. This is a nice plan for the local community, but is going to create unwelcome problems for the local community on crowded weekends. Taking away the public's ability to park on the highway and taking away the dirt lot by the skate ramp is going to create traffic and parking issues in the surrounding neighborhoods. Any good plan for the Burnham strip needs to include parking. Can we take out the coyote infested bushes near the fire station and stoplight and create a nice parking lot? That location will also encourage people to cross the highway safely at the light as people running across the highway is also a huge problem. Thank you.

[Reply / Manage](#)

Comment #23

Keep Picasso open!

Hayley Kupec <[REDACTED]>

Mon 6/10/2024 8:17 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Good evening,

I am sending a note in support of keeping Picasso open. We don't have enough preschools on the coast and I would love to send my daughter to this wonderful school. Please reconsider as we would be losing a jewel!

Many thanks,
Hayley Kupec

[REDACTED]

Comment #24

Picasso preschool

Ian Stone <[REDACTED]>

Tue 6/11/2024 5:46 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Please don't bulldoze this school

It's a cornerstone of our community

Without it child care needs will be exacerbated on the coast and drive families away/over the hill for care

Please do not remove Picasso preschool from the coast

Thanks,

Ian Stone

[REDACTED]

Comment #25

Save Picasso

Catrine Brown <[REDACTED]>

Tue 6/11/2024 7:48 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Hi - I am writing as a parent of the need to save Picasso Preschool. As any parent on the coast can attest, there are not enough preschools on the coast to accommodate the much needed demand. Without Picasso, the issue is only exacerbated. Please consider saving Picasso and reserving a preschool room in any plans.

Thank you,

Catrine

Catrine ("Catrina") Brown

[REDACTED]

Comment #26

Preserve Picasso Preschool

Emily <[REDACTED]>

Tue 6/11/2024 8:46 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Hi Hope,

It's your neighbor Emily. Hope you are well! I was told that you are seeking public input on the demolition of Picasso Preschool to be replaced by a community center.

As a mom living in Half Moon Bay we were so relieved when our daughter was accepted into Picasso Preschool as we otherwise would have had to drive over 92. It is a wonderful school and so nice that it is here locally. As an aunt to a soon to be 2 year-old, I continue to be aware of how hard it is to find a preschool spot.

I am writing to express my support to have a preschool in the current location and not replace it with a community center.

There are already too few preschool spots on the Coast, and removing this facility will only exacerbate the issue. It will lengthen waiting lists, drive families away from our community, and increase congestion, tuition, and time wasted as parents are forced to commute longer distances with their preschool-aged children.

The impact on our community would be significant and detrimental. I hope GCSD can find a way to preserve a preschool for the community.

Thank you for considering this request.

Sincerely,
Emily Henry

Picasso Preschool

Comment #27

Kenji Gjovig <[REDACTED]>

Tue 6/11/2024 1:14 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Comment #28

Picasso

Lindsay Willman <[REDACTED]>

Tue 6/11/2024 2:08 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hi Hope,

I got an email from another parent urging me to write you about "saving" Picasso preschool, but I had written someone else in your office a few years ago, and they had essentially said it was a lost cause.

I figured it couldn't hurt to reach out to see if that is still true or perhaps there is a chance to keep Picasso running long term in EG. My son just finished his first year there and we would really appreciate having Picasso around long term. For what it's worth, we are strongly in favor of keeping it in EG.

Many thanks for your time!

Lindsay

PS - I used to work at CADHC and volunteered at senior Coastsiders prior to that, so you might recognize my name. :) Hope you are well and your "new" job is a good one!

Comment #29

Picasso Preschool

Krista Enos <[REDACTED]>

Tue 6/11/2024 3:16 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hey, Hope.

I saw the posting on CFC from Stephen to email you about saving Picasso Preschool. I had no idea you were involved in this fight. Did Basel go there? Are you on the El Granada board now?

Anyway, Cooper just finished his first year at Picasso, and we all loved it. Thankfully, with the lease extended for one more year, Cooper will be able to attend the "Pooh Bear" class in the fall, and luckily for us, with the combination of the new TK program at El Granada Elementary and his Feb. birthday, we can move on to TK just as the lease runs out.

But we are so sad and frustrated that so many other families will be out of luck, and we feel for Candise, the director, who has been looking for a new site for the school, unsuccessfully, for at least 3 years.

Laura and I attended one of Zoom meetings in early 2023 in which Dawn Merkes was presenting her architectural design for the new community center to replace the preschool building. Though there were a lot of parents with young kids on the call, it really didn't seem as if many (maybe one or two) of the members of the board were willing to entertain the concerns of the parents and to re-evaluate the concept of the building and space to accommodate a preschool. I got the impression that the board members were saying, "Sorry, this is a done deal. Too bad if you don't like it; your community voted to have this 10 years ago."

I wasn't living in El Granada 10 years ago, but in the 7 years I've been living here, it certainly seems that there has been an influx of more young families with babies who are now preschool-aged in my own neighborhood. These families didn't vote on this plan— and Laura, who has lived in El Granada since 2000, never remembers being asked to vote on this plan.

Is there really anything to be done at this point? Are you our only Hope, Hope?

What can we do?

Sincerely,
Krista

Sent from my iPhone

Comment #30

SAVE Picasso Preschool

Danielle Mihalkanin <[REDACTED]>

Tue 6/11/2024 5:07 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hi,

For an organization that purports to serve the community, it is disappointing that after years of public outcry regarding GCSD's plans for the land presently occupied by Picasso Preschool, that there is still no plan to include an existing operational preschool that actually serves the community! Without Picasso, the coastside preschool crisis will be exacerbated. Picasso has already lost business because of the perpetual uncertainty of its existence, and GCSD seems to be deaf to the public's requests to ultimately save Picasso. As a long time member of this community, and having sent two of my kids to Picasso, my littlest is not old enough yet, I'm saddened by this outcome. I'm sad for all of the kids who will miss out, I'm sad for Candise who has dedicated her life to serving the children of this community, and I'm sad for all of the folks involved with GCSD who clearly do not have a heart or are too old to remember what it was like to raise children. The coast will not be a better place for having a disc golf course and a parking lot, where i'm sure the local lima-losers will make themselves at home. The coast will be better for being able to nurture and raise our children close to where we live.

Best,
Danielle Mihalkanin

Comment #31

New form submission received: Contact Us

Streamline <[REDACTED]>

Tue 6/11/2024 5:11 PM

To:Nora Mayen - GCSD Admin <gcsdadmin@granada.ca.gov>;Hope Atmore <hatmore@granada.ca.gov>



Contact Us

Contact Us Form:	
Name:	Lisa Longaker
Email:	[REDACTED]
Message:	Hello, I wanted to express my concern for the lack of parking associated with the new Burnam Park plan. I am always in favor of more public spaces, but the fact remains that there is already a lack of parking and beach access for the general public. Any plan that does not include that is ill advised. This is a nice plan for the local community, but is going to create unwelcome problems for the local community on crowded weekends. Taking away the public's ability to park on the highway and taking away the dirt lot by the skate ramp is going to create traffic and parking issues in the surrounding neighborhoods. Any good plan for the Burnham strip needs to include parking. Can we take out the coyote infested bushes near the fire station and stoplight and create a nice parking lot? That location will also encourage people to cross the highway safely at the light as people running across the highway is also a huge problem. Thank you.

[Reply / Manage](#)

Powered by Streamline.

Comment #32

Saving the Picasso pre-school

Marc Richman <[REDACTED]>

Tue 6/11/2024 10:16 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hello Ms. Atmore,

I am writing in the hope there is an alternative to the removal of the Picasso Pre-School that I have been made aware of by my neighbors that have young children.

Children are the community's future and I understand that there are limited pre-school choices not only here on the coast, but nation-wide.

Thank you for your consideration,

Marc Richman
El Granada Resident

Comment #33**Objecting to GCSD bulldozing Picasso Preschool in EG**

Autumn Ross <[REDACTED]>

Wed 6/12/2024 9:53 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello,

I am from El Granada and am currently raising my two year old son here. The loss of the only preschool in El Granada is incredibly difficult for all of us with young children. I understand there are many interconnected reasons but wanted to point out that removing the one preschool feels like the families who actually live in El Granada, and the entire coastside, aren't being considered.

Thank you for you time,
Autumn

Comment #34

Small Community Request

Candice Wecksler <[REDACTED]>

Wed 6/12/2024 11:26 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Hi there Hope Atmore,

My name is Candice Wecksler & I am a teacher at the Cabrillo Unified School District and parent of two boys who attended Picasso preschool.

It is difficult for me to understand how there is no available space for an established community preschool for kids and a new community center to exist in the same area. Why does one have to be destroyed for the other one to be created?

If I can ask for one small request...for those holding the power to remove the current Picasso Preschool building, can someone help find or create a new preschool space so that this preschool can continue on for the community kids? From my understanding with the director, this new site needs specific criteria such as parent parking, enough outdoor space per child, fire door within particular spacing from kitchen or such. This has been a challenge to find.

Thank you for your time,

Candice

Sent from my iPhone

Comment #35

SAVE PICASSO PRESCHOOL

Joanna Saxby [REDACTED] >

Thu 6/13/2024 11:02 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Hello Hope,

I am writing to object to GCSD bulldozing Picasso Preschool in EG. There are already too few preschool spots on the Coast and this will exacerbate preschool waiting lists, drive away families entirely and/or increase congestion, tuition and time wasted as we all pack the highways further to commute with our preschool aged children.

Thank you for your consideration.

Joanna Saxby

Comment #36

Picasso Preschool

James Hudon <[REDACTED]>

Thu 6/13/2024 8:25 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hello Ms Atmore,

My name is James Hudon, I'm a Coastsider resident. My wife and I have three kids, the oldest of which is attending Picasso Preschool. I am saddened to hear about the motion to close the school, as I am really hoping there will be a good preschool option nearby for my son and his two younger sisters. We've looked around, and the options aren't great. They're either far, have long waitlists, or don't meet our expectations for a great preschool for our children. Picasso knocks it out of the park with proximity, availability, and an excellent caring team of teachers.

It is important for us to know that our community is one that supports our families. In an a society of increasing isolation, schools remain a great place for us neighbors to meet and bond, making our community stronger, more cohesive, and happier.

I hope we can find an alternative plan. Thank you very much for your time.

James Hudon
[REDACTED]

Comment #37

Regarding Picasso Preschool

Kristy Yeh <[REDACTED]>

Thu 6/13/2024 8:44 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hello Ms Atmore,

My name is Kristy Hudon. I live in Montara with my husband and 3 children. One of which currently attends Picasso, one that will need to attend preschool later this year and a newborn. When we started looking for options in our area for our oldest, we were disappointed by the options available. We were so glad to have found out Picasso preschool had openings for us and hoped all three of our children could attend.

Picasso not only fostered our son's love for learning and making new friends, their caring and amazing staff have assured us of our son's safety and well-being every day. Picasso is also conveniently located for us and truly a wonderfully part of the community.

We were saddened and disappointed to hear about the motion to close Picasso. We know many families on the coast with very young children that would benefit from a school like Picasso. Many of these families are considering moving out of the coast already due to limited education options for their kids.

It is crucial for families like these and ours to know we are supported and we have quality options for our children's education such as Picasso.

Please reconsider this motion to keep our community intact and continue to attract families.

Thank you for your time,
Kristy Hudon

Comment #38

In Support of Picasso

Amanda Bachelor [REDACTED] >

Thu 6/13/2024 10:10 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hi Hope,

I'm a community member weighing on the value of Picasso to our community. I have a 5 year old who is a happy product of the preschool. Her time there also helped me form important connections to other local parents. It is a huge stressor on the coast to find preschool programs and I hope we can find a way to save Picasso. There has been plenty of time for someone to step in and support Candace to find a new location for the business or to figure out how to save the preschool and build a new community center as well. I am disappointed in Ray Mueller since this was one of his campaign promises.

Best,
Amanda Bachelor

Re: In Support of Picasso

Amanda <[REDACTED]>

Sat 6/15/2024 11:59 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hi Hope,

I'm well aware of all this. It's important to note how expensive the property was - Candace simply couldn't afford to buy it.

Amanda

Sent from my iPhone

On Jun 14, 2024, at 3:04 PM, Hope Atmore <hatmore@granada.ca.gov> wrote:

Hello Amanda,

Thank you for your email. GCSD acquired the Picasso property in July 2021. We understand that the property owner and preschool business had attempted to find a buyer for the building and business together, but when that effort was unsuccessful the property owner elected to sell the property alone. Picasso Preschool did not purchase the property.

GCSD's powers do not include constructing, improving, or maintaining childcare facilities. Notably, at the time that GCSD acquired the property, the lease of the Picasso Preschool had expired and Picasso Preschool was on a month-to-month arrangement that could have been terminated by any new owner. GCSD gave Picasso a new lease that has been extended until May 31, 2025. GCSD recognizes that the eventual closure of the existing preschool at this property will reduce the already scarce availability of full time preschool/licensed childcare capacity on the midcoast. The District has supported the existing business by providing favorable lease terms and by extending the lease nearly four years following property acquisition to allow the business owner as much time as possible to find a new location.

Though GCSD cannot provide a childcare facility, the new proposed recreation center will be able to provide a wide array of classes and activities for residents of all ages. If you are interested in reviewing the proposed plans, outreach timeline, or previous meetings and discussions, please visit <https://granada.ca.gov/granada-community-park-and-recreation-center>.

Please don't hesitate to contact me if you have any questions or further comments.

Hope

Hope Atmore

Assistant General Manager
Granada Community Services District
granada.ca.gov

P.O. Box 335
504 Avenue Alhambra
El Granada, CA 94018
GCSD Office 650.726.7093

From: Amanda Bachelor [REDACTED] >
Sent: Thursday, June 13, 2024 10:09 PM
To: Hope Atmore <hatmore@granada.ca.gov>
Subject: In Support of Picasso

Hi Hope,

I'm a community member weighing on the value of Picasso to our community. I have a 5 year old who is a happy product of the preschool. Her time there also helped me form important connections to other local parents. It is a huge stressor on the coast to find preschool programs and I hope we can find a way to save Picasso. There has been plenty of time for someone to step in and support Candace to find a new location for the business or to figure out how to save the preschool and build a new community center as well. I am disappointed in Ray Mueller since this was one of his campaign promises.

Best,
Amanda Bachelor

Comment #39

Picasso

Corinna McCurdy [REDACTED] >

Fri 6/14/2024 12:00 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Cc: SMC_SupMueller@smcgov.org <SMC_SupMueller@smcgov.org>

Dear GCSD,

I live in Half Moon Bay and I am writing about GCSD's plan to evict Picasso Preschool to build a "community center". Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso to be included in the community center. Our children need your support.

Sincerely,
Corinna Liebowitz

Re: Picasso

Corinna McCurdy <[REDACTED]>

Fri 6/14/2024 5:07 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Thanks, Hope. I have spent a lot of time reviewing the plans and am disappointed that they really do not provide a space that reflects the actual needs of the community. I recall taking the survey a number of years ago asking what the facility should be used for and noting with disappointment that a space to meet the needs of families with young children was not really even included as an option. The closest options on the survey didn't accurately capture this use. While I understand GCSD cannot provide childcare, it would seem an obvious solution to lease a portion of the space to a well established and trusted business to provide this essential service.

I appreciate the communication/reply.

Best,
Corinna

On Jun 14, 2024, at 6:06 PM, Hope Atmore <hatmore@granada.ca.gov> wrote:

Hello Corinna,

Thank you for your email. GCSD acquired the Picasso property in July 2021. We understand that the property owner and preschool business had attempted to find a buyer for the building and business together, but when that effort was unsuccessful the property owner elected to sell the property alone. Picasso Preschool did not purchase the property.

GCSD's powers do not include constructing, improving, or maintaining childcare facilities. Notably, at the time that GCSD acquired the property, the lease of the Picasso Preschool had expired and Picasso Preschool was on a month-to-month arrangement that could have been terminated by any new owner. GCSD gave Picasso a new lease that has been extended until May 31, 2025. GCSD recognizes that the eventual closure of the existing preschool at this property will reduce the already scarce availability of full time preschool/licensed childcare capacity on the midcoast. The District has supported the existing business by providing favorable lease terms and by extending the lease nearly four years following property acquisition to allow the business owner as much time as possible to find a new location.

Though GCSD cannot provide a childcare facility, the new proposed recreation center will be able to provide a wide array of classes and activities for residents of all ages. If you are interested in reviewing the proposed plans, outreach timeline, or previous meetings and discussions, please visit <https://granada.ca.gov/granada-community-park-and-recreation-center>.

Please don't hesitate to contact me if you have any questions or further comments.

Hope

Hope Atmore

Assistant General Manager
Granada Community Services District
granada.ca.gov

P.O. Box 335
504 Avenue Alhambra
El Granada, CA 94018
GCSD Office 650.726.7093

From: Corinna McCurdy <[REDACTED]>
Sent: Friday, June 14, 2024 12:00 PM
To: Hope Atmore <hatmore@granada.ca.gov>
Cc: SMC_SupMueller@smcgov.org <SMC_SupMueller@smcgov.org>
Subject: Picasso

Dear GCSD,

I love in Half Moon Bay and I am writing about GCSD's plan to evict Picasso Preschool to build a "community center". Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso to be included in the community center. Our children need your support.

Sincerely,
Corinna Liebowitz

Comment #40

Concerned about Coastside childcare options

Rachel Restani <[REDACTED]>

Fri 6/14/2024 12:14 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Cc: SMC_SupMueller@smcgov.org <SMC_SupMueller@smcgov.org>

Dear GCSD,

I am a concerned community member of the coastside. I recently learned about GCSD's plan to evict Picasso Preschool to build a community center. Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso to be included in the community center. Our children need your support.

Much appreciation,

Rachel Restani, PhD
Mathematics Specialist
University of California [REDACTED]
[REDACTED]

Comment #41**Please save Picasso Pre-school**

Genevieve Haight <[REDACTED]>

Fri 6/14/2024 12:20 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Cc: SMC_SupMueller@smcgov.org <SMC_SupMueller@smcgov.org>

Dear GCSD,

I am a concerned community member of the coastside. I recently learned about GCSD's plan to evict Picasso Preschool to build a community center. Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso to be included in the community center. Our children need your support.

Best,
Genevieve

Comment #42

Picasso

Riley & Gabriella Bateman [REDACTED] >

Fri 6/14/2024 12:45 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Cc: SMC_SupMueller@smcgov.org <SMC_SupMueller@smcgov.org>

Dear GCSD,

I am a concerned community member of the coastside. I recently learned about GCSD's plan to evict Picasso Preschool to build a community center. Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso to be included in the community center. Our children need your support.

Gabriella Orona Bateman, DDS, MS

Pronouns: She/her/hers

Half Moon Bay Family Dentistry

<https://www.halfmoonbayfamilydentistry.com/>

Sent from my iPhone

Comment #43

Comments on park project

Marc Strohlein <[REDACTED]>

Mon 6/10/2024 2:25 PM

To:Hope Atmore <hatmore@granada.ca.gov>

A couple of comments—calling this a community park is disingenuous as many if not most users will come from over the hill. Those visitors will occupy the parking forcing people who currently park in the dirt lot up into the neighborhoods creating the same nightmares we had during Covid. They will add traffic to the backups that occur every summer making it impossible for residents to get out of town and further degrade a road that is already in poor condition. Finally, the notion that visitors will follow paths to the intersection is laughable— that's just not going to happen. I wish you guys would just leave us residents alone — we love the coast for what it is and don't need "improvements"—you'll never improve on Mother Nature.

Marc

Sent from my iPad

Re: Comments on park project

Marc Strohlein <[REDACTED]>

Sat 6/15/2024 11:33 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Hope,

Thanks so much for your reply. You answered my questions but raised a new concern—parking and ingress/egress on Obispo—is it going to be upgraded? The road is already crumbling and will only get worse with more traffic. Ditto trying to get out of El Granada at the light—already a problem on weekends

Marc

Sent from my iPad

On Jun 14, 2024, at 4:18 PM, Hope Atmore <hatmore@granada.ca.gov> wrote:

Hello Marc,

Thank you for your email. Your comments have been recorded. Just to clarify, the parking that happens in the Caltrans right of way is not under the control of GCSD or part of our plan. The Caltrans project proposal includes removing the parking along the shoulder in order to add bike lanes on both sides of Hwy 1, as well as removing the access to the right of way on the east side of the highway. For reference, the logs at the west end of the GCSD dirt lot, just past the skate ramp, are the border between GCSD property and Caltrans right of way. The Caltrans project was appealed to the Coastal Commission but I'm not aware of any decisions. You might want to also take a look at the article in the HMB Review from last week (https://www.hmbreview.com/news/city-council-spars-with-caltrans-discusses-deficit-adds-rent-control-fee/article_fa3ff372-1955-11ef-8db1-d31853823926.html) which discusses the City's feedback on that plan. Also, keep in mind that the City of HMB has jurisdiction over the west side of Hwy 1 (so the Sam's Chowder House side and along Surfer's Beach) while the east side of the Hwy is under the jurisdiction of San Mateo County.

The proposed GCSD park plans (you can see the proposed park plan, outreach timeline and results, renderings etc. at <https://granada.ca.gov/granada-community-park-and-recreation-center>

move parking slightly north to the other side of the drainage ditch. The current dirt lot cannot be formalized into parking and has to move north because of the required buffer zones around the riparian area (all those trees and the creek) located south of the dirt lot. In the relocated lot there would be 25 permeable

paved spots and there are another 10-12 angled spots planned for Obispo in the area where the current dirt lot is located. Additionally, there are approximately 57 street parking spaces along Obispo, which would be more obvious upon completion of the project. Also, the small parking area at the corner of Obispo and Coronado nearest the light (SMC property) would not be changed per the park plan. There is a pedestrian path proposed to safely get people along Obispo to the light but you can see on the park plan that it cuts in front of the small parking area and down to the light and does not remove it.

Please don't hesitate to contact me if you have any additional questions or comments.

Hope Atmore

Assistant General Manager
Granada Community Services District
granada.ca.gov

P.O. Box 335
504 Avenue Alhambra
El Granada, CA 94018
GCSD Office 650.726.7093

From: Marc Strohlein <[REDACTED]>
Sent: Monday, June 10, 2024 2:25 PM
To: Hope Atmore <hatmore@granada.ca.gov>
Subject: Comments on park project

A couple of comments—calling this a community park is disingenuous as many if not most users will come from over the hill. Those visitors will occupy the parking forcing people who currently park in the dirt lot up into the neighborhoods creating the same nightmares we had during Covid. They will add traffic to the backups that occur every summer making it impossible for residents to get out of town and further degrade a road that is already in poor condition. Finally, the notion that visitors will follow paths to the intersection is laughable— that's just not going to happen. I wish you guys would just leave us residents alone — we love the coast for what it is and don't need "improvements "—you'll never improve on Mother Nature.

Marc

Sent from my iPad

Comment #44

GCSD - Objection to plans for community center

janet@brayer.net [REDACTED] >

Mon 6/10/2024 2:45 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Cc: [REDACTED]

Dear Ms. Atmore: Please be advised that I strongly object to the bulldozing of Picasso School and the proposal to go deeper into debt to build a community center that is unnecessary. A center can go into the old fire department site, should it really be of need to the community.

I am also very very concerned about proper notice to the community. I understand that there are ONLY 2 POSTINGS in the vicinity of the Picasso Pre-school and there was ONLY ONE notice in a paper. I believe that the notice given was entirely inadequate to garner true community support or comment; please advise as to what the legal requirements are for notice to the community and whether an attorney advised you that the above notice was sufficient and reasonable. Please correct me if I am wrong on the notices that were provided.

Regards,
Janet Brayer
El Granada resident

Coastside Community Center and Burnham Strip - Objection to current plans

Mon 6/17/2024 8:02 PM

To: Hope Atmore <hatmore@granada.ca>

Dear Hope: Thank you for your timeline. It states that it is "up to date," but the last entry is 1/4/24. Please advise.

I have the following comments and requests for information.

I object to moving forward with the community center, and do not believe that the public has been properly advised as the history behind coming to the decision to purchase Picasso pre-school, demolish it, and the financing/costs associated with building and maintaining a new community center. I do not believe that the community (based on the timeline provided), was ever provided with a proper survey wherein it could be said that 66% of the community (based on only 508 responses) with full knowledge of the costs/financing approved of the same; the only survey on this issue appears to be a report on 10/9/19 – before Picasso was purchased, and before the intention to demolish the same was formulated. The community – to my knowledge – was never surveyed or told about options such as the fire house, which was feasible ("building would work"), but rejected by GCSD in favor of what appears may become a white elephant community center, lacking in funding/financing/and detailed income/cost analysis – and most likely dependent on financing that can evaporate at any time, or a bond that tax payers are in no mood to carry at this juncture due to economic concerns.

1. I still believe that inadequate notice was given to the public about the intent to purchase Picasso pre-school, and the options available to building a community center at the cost of losing Picasso pre-school. When was the public advised of the intent to purchase Picasso pre-school, and demolish the same. When was the public advised of the costs associated with a new community center and financing for the same?
I note that a community survey was mailed to 10-5 residents and 508 responses were received (9/1/16 and 9/6/16). It is reported that 66% of respondents said that community recreation center was important - did the survey advise the community of the costs/financing of the construction and maintenance of a new recreation center? Can I have a copy of the survey?
2. There is a mention of a local architect being hired to review the fire station's suitability for a community recreation center. (12/17/20), and a review of the same, noting that the "building would work but is not ideal." (3-18-20). How would I go about getting a copy of the architect's review and minutes of the meeting when it was determined that the fire department "would work but is not ideal."
3. On 5/3/21, GCSD "learns that the Picasso property is for sale." There is further review by architect. Then on 7/22/21 – the "Board approves purchase of the Picasso property" Please advise me what notice was provided to the community regarding the

purchase, including plans to demolish the same and build a new community center.

4. Thereafter, engineers and other consultants are hired. BFK Engineering was hired for “drainage, parking and grading plans. (7/22/21 – the same date as the approved purchase). Horizon Water and Environmental consultants was hired on 9/26/22 to “manage environmental review of park and community recreation center projects.” Was the public advised as to the Horizon review or the drainage, parking, and grading plans, and can I obtain a copy?
5. On 12/1/22 postcards were sent out to “approximately 2,000 households.” This process of sending postcards is mentioned at earlier dates, and save for the 9/16/16 timeline entry, we are not advised as to the response. Where was this household list obtained? Were the postcards mailed to physical address and post boxes, as most people do not have USPS delivery? Based on the 508 responses received to a 2019 survey, it appears that the response represents ¼ of the households surveyed, and significantly less than the number of households in the community.
6. On 1/19/23, the board heard “a report on the team meeting that reviewed the proposed community center, and discussed general budget and phasing issues.” Where do I get the minutes of this discussion and report if any exists? Was the public advised of the general budget – and did said budget include maintenance, staffing, etc.”
7. On 3/16/23 – the Board “votes to integrate the proposed community recreation center with the park plan.” Was the public notified that this vote was to take place, and if so, how? Was the public aware at that time that the Picasso property had been purchased and the plan was to demolish it?
8. On 10/10/23 the Board “reviews a presentation from K&K Design Group.” Can I have a copy of the presentation?

I request that GSCD slow down, stop the process, and provide all the information that I believe (as stated above), is necessary for a coherent decision to be made with adequate public input.

Thank you,
Janet Brayer

Dear Hope:

I previously submitted objections to the Coastside Community Center and concerns regarding Burnham Park and parking. This was sent on June 17, 2024 and I request that it be part of the public record. I attach the same for your convenience. I note that none of my questions posed in my June 17, 2024 objection have been addressed.

I have the following additional comments,

I object to moving forward with the community center. The Community Center was never presented to the public as a possible “event” center with amplified music on the weekends. The questionnaire presented – see attached Appendixes that have been highlighted- included throw away questions on a possible community center with no details. People really had very few comments about a community center as the project was being pitched as a park. No follow up surveys were presented relating to the community center, the type of center, and amplified music. We have plenty of venues for amplified music and weddings.

The concerns of and preferences of the Public for parking have been wholly disregarded. The survey on parking preferences (see attached) included 136 for same size as current lot, 61 for larger than current lot, and only 48 for a smaller lot. Yet, the plans call for less parking

In addition, the Public expressed grave concerns about traffic and congestion and view space – yet a traffic mitigation report was not done (although required), and the public is told to park in the street and neighborhoods. Contrary to your architect’s statements, CEQA does require a Vehicles Miles Estimate, using the ITE current CEQA computation method. GCSD IS NOT EXEMPT from the CEQA requirement – CEQA actually forbids GCSD from assuming a new use has 100% capture of previous travel with no extra VMT’s.

There are grave concerns regarding costs and funding for the project. The only estimates for construction that I have seen (and they do not include the community center), are found in the June 18, 2020 Burnham Park Preliminary Landscape Plan - and I have not seen anything on future maintenance costs, etc. I have not seen anything on grants actually applied for or grants received.

Estimates from the June 18, 2020 Burnham Park Preliminary Landscape Plan:

- “• Preliminary estimate for construction ~ \$6.5m
 - Does not include permit and consultant fees. In addition to environmental documentation, also hydrological, civil, and potentially geotechnical investigations may be required. These fees could add another 15-20% depending on the level of review required.
 - Significant portions of the proposed scope are eligible for grant funding, and the County has expressed a willingness to help fund the trail work.
- The Final Master Plan can incorporate phasing as required.
-

Finally, the Environment Impact Reports do not appear to be taken seriously by GCSD, as mentioned by many many objections.

I strongly urge that the planned community center be taken off the table completely. If it is built – it should be down by the post office. There was no reason to buy Picasso Pre-School and take away a valuable asset. Particularly when the abandoned fire station was available, and deemed “adequate” for a community center. The Public was never surveyed as to preferences for a brand-new costly center, v. utilizing the existing fire station.

I again request that GSCD slow down, stop the process, and provide all the information that I believe (as stated above), is necessary for a coherent decision to be made with adequate public input. GSCD needs to work with the Harbor District and CalTrans to provide adequate parking. If the tenant at the RV Park leased by the Harbor District does not comply with the permits from 2019, then the lease can be terminated - this possibility should be looked into considering the history of not compliance by the current tenant that was the former tenant at the RV Park.

Thank you,
Janet Brayer

A handwritten signature in cursive script that reads "Janet Brayer".

From: [REDACTED]
To: hatmore@ [REDACTED]
Subject: Coastside Community Center and Burnham Strip - Objection to current plans
Date: Monday, June 17, 2024 8:02:01 PM

Dear Hope: Thank you for your timeline. It states that it is “up to date,” but the last entry is 1/4/24. Please advise.

I have the following comments and requests for information.

I object to moving forward with the community center, and do not believe that the public has been properly advised as the history behind coming to the decision to purchase Picasso pre-school, demolish it, and the financing/costs associated with building and maintaining a new community center. I do not believe that the community (based on the timeline provided), was ever provided with a proper survey wherein it could be said that 66% of the community (based on only 508 responses) with full knowledge of the costs/financing approved of the same; the only survey on this issue appears to be a report on 10/9/19 – before Picasso was purchased, and before the intention to demolish the same was formulated. The community – to my knowledge – was never surveyed or told about options such as the fire house, which was feasible (“building would work”), but rejected by GCSD in favor of what appears may become a white elephant community center, lacking in funding/financing/and detailed income/cost analysis – and most likely dependent on financing that can evaporate at any time, or a bond that tax payers are in no mood to carry at this juncture due to economic concerns.

1. I still believe that inadequate notice was given to the public about the intent to purchase Picasso pre-school, and the options available to building a community center at the cost of losing Picasso pre-school. When was the public advised of the intent to purchase Picasso pre-school, and demolish the same. When was the public advised of the costs associated with a new community center and financing for the same?
I note that a community survey was mailed to 10-5 residents and 508 responses were received (9/1/16 and 9/6/16). It is reported that 66% of respondents said that community recreation center was important - did the survey advise the community of the costs/financing of the construction and maintenance of a new recreation center? Can I have a copy of the survey?
2. There is a mention of a local architect being hired to review the fire station's suitability for a community recreation center. (12/17/20), and a review of the same, noting that the “building would work but is not ideal.” (3-18-20). How would I go about getting a copy of the architect's review and minutes of the meeting when it was determined that the fire department “would work but is not ideal.
3. On 5/3/21, GCSD “learns that the Picasso property is for sale.” There is further review by architect. Then on 7/22/21 – the “Board approves purchase of the

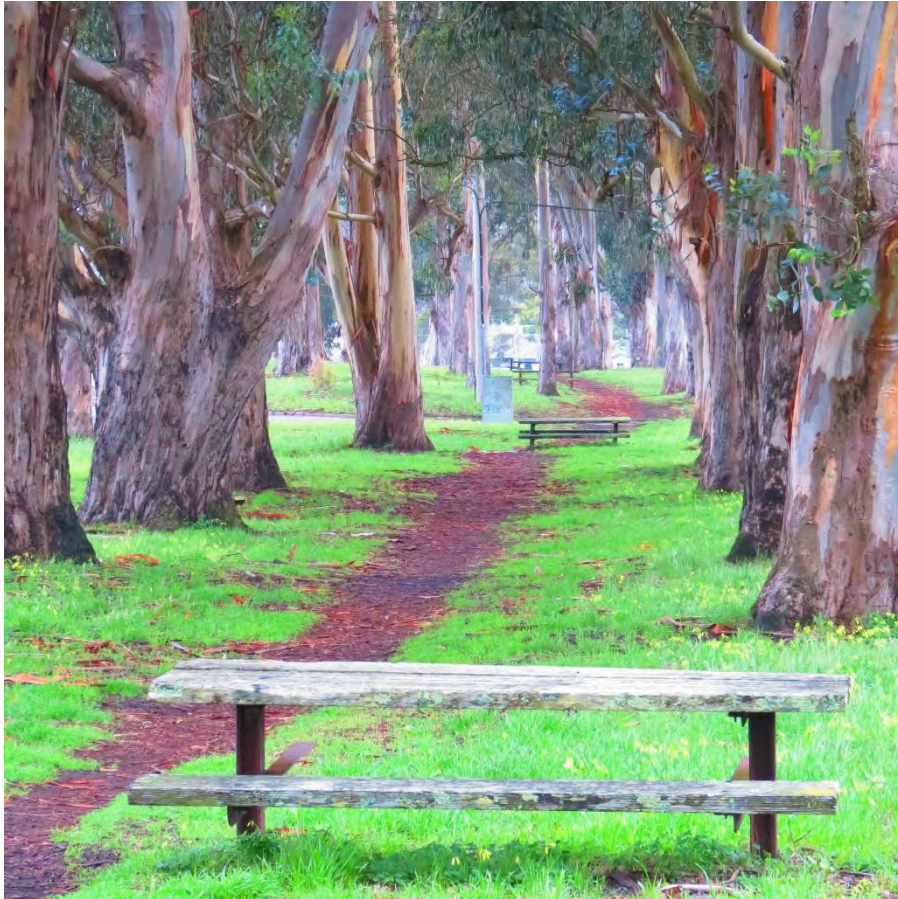
Picasso property” Please advise me what notice was provided to the community regarding the purchase, including plans to demolish the same and build a new community center.

4. Thereafter, engineers and other consultants are hired. BFK Engineering was hired for “drainage, parking and grading plans. (7/22/21 – the same date as the approved purchase). Horizon Water and Environmental consultants was hired on 9/26/22 to “manage environmental review of park and community recreation center projects.” Was the public advised as to the Horizon review or the drainage, parking, and grading plans, and can I obtain a copy?
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8. On 10/10/23 the Board “reviews a presentation from K&K Design Group.” Can I have a copy of the presentation?

I request that GSCD slow down, stop the process, and provide all the information that I believe (as stated above), is necessary for a coherent decision to be made with adequate public input.

Thank you,
Janet Brayer

Results of 2019 GCSD Community Parks and Recreation Interest Survey



Prepared For: Granada Community Services District

Prepared By: Patrick Tierney Ph.D.
Professor of Recreation, Parks and Tourism
San Francisco State University

Date: October 9, 2019

5. Indicate your household's level of interest in including each of the following parking lot options.

	Very Interested		Interested		Not Interested		Not At All Interested		Responses
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
Same size parking area as current dirt lot	136	30.3%	192	42.8%	61	13.6%	60	13.4%	449
Smaller size parking area than current dirt lot	48	11.5%	100	23.9%	112	26.8%	158	37.8%	418
Larger size parking area than current dirt lot	61	14.5%	57	13.6%	112	26.7%	190	45.2%	420
No parking lot – street parking only	27	6.5%	25	6.0%	77	18.5%	288	69.1%	417
Time limit for parking	84	19.4%	119	27.4%	72	16.6%	159	36.6%	434
Gravel parking lot	76	17.5%	153	35.3%	88	20.3%	117	27.0%	434
Paved parking lot	132	29.7%	143	32.1%	64	14.4%	106	23.8%	445
Leave it as is (unimproved dirt lot)	63	14.7%	67	15.7%	97	22.7%	201	47.0%	428

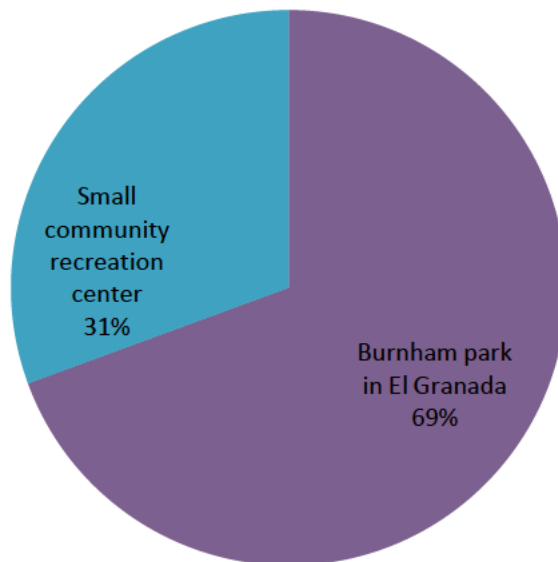
Percent Respondents Who Agree Or Strongly Agree With Parking Alternatives



6. Indicate your household's level of interest in including each of the following elements/features in the Burnham Park.

	Very Interested		Interested		Not Interested		Not At All Interested		Responses
	Count	Row %	Count	Row %	Count	Row %	Count	Row %	Count
Art, such as sculpture or sundial	96	20.6%	151	32.3%	89	19.1%	131	28.1%	467
Barbecues	62	13.2%	136	28.9%	112	23.8%	161	34.2%	471
Benches	198	41.1%	216	44.8%	22	4.6%	46	9.5%	482
Bicycle pump track	91	19.5%	123	26.4%	85	18.2%	167	35.8%	466
Bocce court	78	16.7%	127	27.1%	106	22.6%	157	33.5%	468
Children's playground (requires low fence)	109	23.0%	152	32.1%	84	17.8%	128	27.1%	473
Climbing boulders	90	19.3%	134	28.7%	88	18.8%	155	33.2%	467
Dog park (low fence off-leash area)	107	22.5%	117	24.6%	80	16.8%	171	36.0%	475
Fitness and running circuit (Parkours)	92	19.7%	132	28.2%	89	19.0%	155	33.1%	468
Half-court basketball (may require partial fence)	55	11.8%	116	24.9%	109	23.4%	185	39.8%	465
Horseshoes area	48	10.1%	123	26.0%	127	26.8%	175	37.0%	473
Interpretive signs, such as about nature, history	90	19.1%	195	41.3%	85	18.0%	102	21.6%	472
Lawn area (irrigated/planted/mowed grass)	85	18.3%	150	32.3%	88	19.0%	141	30.4%	464
Multi-use court (basketball, pickle ball, tennis, volleyball, etc.-requires high fence)	85	18.0%	99	21.0%	97	20.6%	190	40.3%	471
Native vegetation area	188	39.5%	189	39.7%	40	8.4%	59	12.4%	476
Ocean views	314	64.9%	119	24.6%	16	3.3%	35	7.2%	484

18. If only ONE park and recreation project could be accomplished by the District in the next five (5) years, which of the following projects should be undertaken? (Check only one)



Value	Percent	Count
Burnham park in El Granada	69.4%	320
Small community recreation center	30.6%	141
	Totals	461

18b. If only ONE park and recreation project could be accomplished by the District in the next five (5) years, which of the following projects should be undertaken; by households with Youth 18< and households with seniors 56+

Project	All Respondents	Households With Youth 18<	Households With Seniors 56+
Burnham park in El Granada	69.4%	69.2%	68.1%
Small community recreation center in central El Granada	30.8%	30.8%	31.9%

Burnham Park Preliminary Plan

Summary of Public Comments and Parks Advisory Committee Recommendations

GCSD has developed a Preliminary Burnham Park Plan, which was presented to the Board on June 18 and to the Parks Advisory Committee (PAC) on July 6. PAC Chair Marsh and Parks and Recreation Coordinator Marshall organized public outreach and requests for feedback as follows:

- NextDoor Posts on July 8 and 16, August 12 and September 1. These posts indicated that all comments received by 9/10 would be reviewed by the Board prior to submitting the Plan to SMC.
- Postcard mailed to all District residences on July 20. Spanish postcard produced in late July, distributed by a volunteer. Both postcards are available at the large sign on the Burnham strip.
- Half Moon Bay Review Feature on July 21
- Large sign installed on the Burnham Strip on August 7

The communications requested comments by email to burnham@granada.ca.gov. Ninety-two comments were received as of September 16 and recorded in a spreadsheet. Each comment received a reply with acknowledgement and thanks at minimum, plus any information that is currently available and responsive to their comments or questions. We will continue to accept and record comments as long as the large sign is in place.

The full list of anonymized verbatim comments is attached. An analysis of the comments looked at how many times specific features currently in the plan were mentioned either as “likes” or “dislikes”, how many times a desired additional feature was mentioned (“wishes”), and any specific objections overall. The results of the analysis are as follows:

General Reaction to the Plan: Positive: 65 (71%) Negative: 10 (11%) No Opinion Given: 17 (18%)

“Likes” – Number of Mentions		“Wishes” – Number of Mentions	
#	Feature	#	Feature
17	Restrooms	10	Fenced Dog Park
15	Active Play Area	7	Public Input on Park Name
12	Skate Ramp/Ribbon track	7	More Parking
12	Parking Lot	6	Parking Fee for Non-Residents
11	Village Green	5	Outdoor Showers or Splash Pad
11	Trail and signs to Hwy 1 crosswalk	5	Skate Park or Bowl
11	Picnic Areas	5	More Lawn
10	Native Plants/Natural Play Features	4	Tennis/Pickleball Court
8	Passive/View Area	3	Full Basketball Court
7	Fitness Stations or Bocce	3	Bike Racks
5	Improved Street Parking	2	Swings
5	Basketball	2	Trees
5	Interpretive Signs	1	Disc Golf
4	Meets Variety of Needs	1	Access to Highway 1
4	Trails	1	Multiple ADA Playground Elements
3	Improved Stormwater Drainage	1	Signage in Multiple Languages
2	Plaza		

“Dislikes” (D) and Concerns (C)		
#		Feature
13	C	Not Enough Parking/Location of Parking
10	C	Maintenance Plan & Costs
10	C	Unsafe Highway Crossing Still Exists
8	C	Lawn Maintenance & Water Use
6	C	Enough Trash, Recycling, Pet Waste & Cigarette Disposal Receptacles
5	D	Increased Neighborhood Traffic
5	C	Street Parking/First Responder Access
4	D	Trails (too many/too busy)
3	C	Road Safety for Children
3	D	Barbeques
3	D	Object to Any Development At All
3	D	Active Area In The View Corridor
3	O	Unsafe Trail Crossing in Active Area
2	D	Showers
2	C	Future Highway 1 Relocation
2	C	Loose Dogs and Pet Waste
1	D	Hardscaping/Paving – too much
1	D	Not a Good Site For Ball Sports
1	D	Object to Any Lawn
1	D	Object to Any Lighting at Night

The Parks Advisory Committee (PAC) reviewed the public comments that were received from July 8 through September 10, and received comments from 4 members of the public, at their meeting on September 14, 2020. The discussion resulted in the following:

Motion: PAC to present the following list of suggested revisions to the Preliminary Plan to the GCSD Board Special Meeting on September 24, 2020 (Barker/Koelsch, 6 aye, 1 abstain (Pollard)):

Add/Expand:

- Fenced Dog Park
- Parking Spaces
- Outdoor showers (6 yes, 1 no)
- Consider more options and community input for park name
- Gates or “slow down” devices on the trails near the playground
- Safety Fence around playground and ADA Compatible Playground features
- Skate Park (e.g., inside ribbon track as pictured) to accommodate across ages/skills from young/beginner (e.g. pathway with obstacles) to older skaters (e.g. bowl)
- Consider more open lawn/unstructured recreation space (mixed views given concerns about water and maintenance)
- Explore recycled water/grey water technologies for lawn and other irrigation
- Time Limits on Parking in the lot or consider permits for residents/paid for visitors

Revise/Reduce:

- Revise Multi-Mode User traffic congestion where main trails cross; direct trails around the active area, not through it. Perimeter trail should be the main thoroughfare.
- Separate walkers from bikers/skaters (e.g., parallel trails, separated by plants)
- Undulating trails add interest for bikes and skaters
- Disperse activity – don't have all active features concentrated near the apartments around Avenue Portola; spread some to the north end
- Move features for kids away from the parking lot, and have a good barrier between kids and access to the road
- Consider flipping Village Green (suggested name – “Granada Green”) and parking lot/active area, so that park features rather than a parking lot are across from old fire station/possible community center

Appendix A. Verbatim comments for Q8. Additional ideas and comments about Burnham Park

Needs fences for people to feel safe near high traffic areas

Ensure no homeless encampments.

Swimming Pool

Trails - any as long as it's maintained!!! and pretty. El Granada's all about the views! Keep it simple, clean looking. Don't block views from existing homes

If parking in the area is maintained, please install fences and signs compelling pedestrians to cross Highway 1 at the intersection and crosswalk on Coronado Street. The existing practice of parking on Highway 1 and in the dirt lot creates unreasonable levels of traffic on Highway one, and unsafe conditions for pedestrians.

Ocean views should be the focus. Green areas with blooming native vegetation a must.

Some type of fencing between park and Hwy 1

Local Parking Only!!!!!!! Save the jetty ramp! Everyone in this town has a dog, do not make it leash only/no dogs; only people wanting this are not locals

only worried that homeless may use for living in vehicles

Should not raise rates for this!

Plant trees, maybe an earthen berm to block noise from highway

Whale watching station

Must be dog friendly! Visitors will definitely park there - look at parking now. Keep it local friendly. Also need adult activities - Youth have schools to play in. Make it an activity area, not a homeless hangout. I would love a mini-golf course (18 holes) w/very artistic, local holes - not a kiddy course - adults mostly to enjoy. Make it for over 18 people. Your liability is going up with kid stuff. If you do a dog park please do a nice one, not like HMB - put up a fence and throw wood chips

I am very interested in a skate park below ground level, but not sure what "small" means. I would prefer larger, but there is no indication of size. Also, the parking I prefer would be dependent on what else is in the strip. I

would prefer a larger space for nature/activities than parking, but I cannot really judge based on the available information.

Very concerned about safety for our community. Parking time limits are necessary to keep public access open and the homeless vans/rvs to a minimum. You'll have to put in a toilet dump if you allow them to continue parking along your property. The entire street and lot are filled with refuse and waste. Super unhealthy. No showers for the same reason. The unintended consequences of all these big ideas could be disastrous for our community and painfully expensive for GCSD. Strongly suggest you think everything through from the perspective of the very worst case scenario (kidnappers, thieves, drug activities coupled with quick and close highway access, etc.) Have mitigation plans thought through and in writing before finalizing construction plans to avoid as many potential problems as possible.

Children's playground with a nautical theme like at Shoreline in Mountain View or at the small park near Ferry Building in SF.

Great architecture representing natural elements would be incredible for a kids playground

It's a busy traffic area with noise from cars, which makes it unsuitable for anything 'contemplative' like ocean viewing, picnicking... Works as a transit area, path, or sports. Nice plants would help.

Please don't plant grass that needs watered and maintained!!! Such a waste of water, when there are other options available. Plus you will always battle gophers - not worth it at all. Native drought tolerant plantings would be amazing! Also expanding parking - which is already an issue along this stretch of highway. And please please make sure to add a garbage solution!!! Surfers beach is already overwhelmed with garbage every weekend... this area would need to have a well-planned garbage/recycling solution!

I think a community park is needed in EG with proper amenities that is lacking in that area. Not too big and that would fit into the natural beauty of the coast. Having a place for kids and families to come together and something to do so we don't have to clog up our congested highways to seek out those activities elsewhere. Thank you!

Interested in keeping the area open and putting development elsewhere.

Something to help with people crossing highway 1

We need things that are not currently available. We have trails and benches and native vegetation. We need things for people to do -- active recreation.

There needs to be a path to the crosswalk at the signal and make that whole section of highway a no parking zone on the shoulder.

Bike pump track would be great addition to the amazing trails behind in Quarry park! Start the kids young, let them grow their skills and then they can shred the gnar back in QP. Let's breed some future Mountain Bike Champions!

Please a pump track ASAP!!! We've been advocating for this for years and years and our kids have all but grown up. If designed properly it WILL work for ALL ages. Time for action. Let's do this. Also some disc golf baskets would be nice

Off leash dog area badly needed!

Bathrooms and a safe way to cross the freeway for pedestrians are important. You have a bunch of great ideas here!

Keep it realistic. It does not have to include every recreational option but important to support the existing needs of community youth (skate/bike/family bike path) and restrooms and garbage cans adequate to avoid excessive littering or inappropriate bathroom use in parking lot.

Burnham Park is not in the place residents want these things. We have a perfectly fine park, quarry park. Give us all these things in our pre existing park, do not just yourself the right to ruin the view of the entire neighborhood that is taking this survey. Pump track, skate park, dog park, bbqs, etc all should be in quarry park

I really think the bike pump track is a good idea, especially because there isn't anything like that nearby. Skate park and half pipe good also, like to see things to keep preteens and teens occupied. I think it's way too close to the highway for something like an amphitheater or a quiet area.

Don't remove the skate area, paved and unlaced areas, need parking

Thank you for working on making a fun community space!

We want a park that is primarily for the community, not one that will be filled with picnicking visitors from over the hill. Hence we are not voting for BBQs or picnic tables. We picked the bocce court and horseshoes because those would be nice activities for both families and seniors. We picked the dog park because so many people have dogs here and it would be nice for them to have a central place to socialize. There is already a children's playground at Quarry Park and it doesn't allow dogs. The skateboard park is something kids are already using in that area and it would be disappointing for them if it was removed and not replaced. Of course a multi-use court would be great, but I would not want to sacrifice other features for it when what this community really needs is a full-on sports complex with swimming pools, courts, and so on. Restrooms are badly needed in that area (and having showers would be great for surfers) but I am concerned about safety as hordes of people will be coming

I don't skate, surf, etc. yet feel that this area has been used for these activities for decades & should continue. Parking & bathrooms are also essential for all visiting beach, etc. Thank you for considering all these various options.

Community pool in El Granada! Indoor preferred. Remove the Euks from the medians and replace with smaller, native trees and vegetation.

Isn't the average age in EG over 50? Lose all the kid amenities.

I worry about how much additional congestion this area will create on weekends due to tourist activity. I also worry about trash from weekend tourism. I believe if improvements to the area are done, hwy 1 would need to be configured with a turning lane or some added protection from ppl pulling in and out.

I do not think that the Burnham strip is an appropriate location for a park. It's wedged in between roads and traffic is already an issue on those roads. Making the Burnham strip into a park will worsen traffic. It's also not a safe location for anyone intending to go there by foot, given how busy the roads are.

Sanitation districts should not be spending public money on parks.

Community pool or aquatic center! Community fire pit! Sand volleyball court! Pergolas for when the weather is bad and we still want to enjoy the outside!

Prohibition on overnight parking for all vehicles. Strong enforcement of loitering

Skate park and or ramp has be asked for repeatedly for years. Why do we keep getting asked if we want it in that space? Let's make it happen!

It would be great to put a disc golf course in either Burnham Park or Quarry Park.

Having a children's park next to highway 1 is not safe nor an ideal place for kids to hang out. Also, please Think about what park features would be used by tourists and what would be predominantly used by residents. I don't want my tax money funding facilities for people to come in and (displace) and enjoy on the weekends. I also don't want to put facilities in place that have the unfortunate side effect of getting trashed by residents or tourists. I'm in favor of low upkeep items that stay nice over the test of time. I don't know the funding that's been contemplated for the ongoing maintenance of this facility, but it would be good to build with a low maintenance assumption.

Look forward to improvement for our community.

Would love to leave it as is. There's so much development going on on the coast right now.

Make the vegetation as natural as possible, using native plants. Make the space uncluttered and scenic- without lots of hardscapeing and buildings, big structures, etc. The beauty of the space is the view. Playgrounds, skate parks, etc are super important in community, but should be placed in spots that don't already have a spectacular view. Those views are what is truly drawing people to this space.

Even though above ground improvements would not impact the view of the ocean from my home, it will impact the view from downtown, the sidewalks, the road, etc. Please please please do not block these views, it is part of what adds the charm to our town. Thank you.

I want to see active recreation, support the skate park, and want to see more structures and play areas for kids...

Lawn area should be native coastal only. Leave it like it is. I don't want more congestion and traffic. Our street is already backed up especially on the weekends and more parking in neighborhood. We like how it is now and opposed to spending money on this project.

Open space, view shed and restoration of habitat are best uses. Most of these elements sound like swell ideas, but just like the picnic tables in the medians, no one will use them, except weekenders, then we are stuck with their trash and vandalism.

Keeping the park area as natural as possible is very important in maintaining the coastal lifestyle we all live here for and not destroy the jetty and beach area.

A small amphitheater provides seating as well. Would be a great place to show movies, during the summer months.

Use the dirt from the tank installation to make the area if not beautiful at least not the eyesore it currently is.

Remove all large shrubbery to discourage people from using the restroom outdoors. 2) Any implementation - fund the upkeep. The large medians in El Granada are an eyesore due to the lack of effort in maintaining them. I would hate to see Burnham Park in a state of disrepair like these.

Keep it as natural as possible. I prefer it to include only passive recreation facilities.

We enjoy unlimited parking time. Doesn't seem to get overly full most days, so nice to have a local parking spot without needing to get on highway. Keep park not overly developed, natural/native is a good idea. Multi-use sport court a plus.

Please add sidewalks to Coronado traffic light.

We do not need more attractions here. We do not have appropriate infrastructure to support it The traffic is nearing a breaking point. Our land is unstable. We dont need more structure built this close to the ocean...

I am very interested in converting this land for the use of residents. We need more parks for our young children and I am excited to see what will develop!

I am very interested in converting the dirt lot into something more useful for the residents of this community. The tourists that use the dirt lot as parking on sunny days just cause more congestion than needed.

Please retain natural landscape as much as possible. Also, some of the above features can be included at the existing Quarry Park.

The most wonderful thing about the Strip is that is undeveloped. While accommodating current use (parking and skateboarding), as much of the property should kept in a natural state.

Would have scored Dog Park and decent restrooms as very very interested. Pavement not critical if it reduces costs.

Some of the ideas ignore the strip's being next to a very busy highway. In order to protect small children it will need a relatively high and impassible barrier around any area used by or traveled through by children under 6th grade. A bridge will be necessary to allow safe access from the parking lot as well as barriers to discourage crossing other than by bridge. Any of these suggestions will be opposed by those worried about the view from their property

If parking goes in then highway parking should go away. Small wall dividing lanes to discourage running across highway with a underground tunnel to beachside. Enforcement from police to stop jaywalking and slowing down traffic must be included if this area a developed.

Would love to see it cleaned up and beautified with native, drought tolerant vegetation.

We have more than enough open space, trails, ocean views, natural plant areas on the mid coast. The idea of that space being for quiet space is ludicrous. Clearly suggested by someone who has not spent time there. The highway is to loud. Parking is a must, and should be increased. I live close to this area and the overflow of visitors will impact my life negatively. We have nothing for middle school and high school to do on the mid coast. This area is idea for them, bike pump, skate boarding, courts. They can be load (as they should be) and no one will hear them. This area also must accommodate the significant increase in visitors to the area. I did not see a restroom on the list. There needs to be one there as well , even with the ones on the other side of the highway, people will still use the willows as a toilet. The new toilets require crossing the highway, can not be seen so no one will know they are there, and are to far to walk, especially with small children.

I have lived on the coast for over fifty years. I live in El Granada and use the dirt parking area several times a week. It is not a quiet area or conducive to ocean views or trails because of the the heavily traveled coast highway. The area is actually below the highway. Thousands of people both locals and welcome visitors use the much needed parking. We have plenty of trails and open space. What we need is more parking, bathrooms and showers. As long as I have lived on the coast I have been dismayed by some locals putting open space under the guise of Parks over the interests of youth, active locals and visitors. We live in an open space we do not need to create one. Please provide better access to our open spaces by maintaining or improving the existing parking. Visitors and locals alike need bathrooms and our youth need access to the surf and beach. I have seen numerous people of all ages using the skate ramp. The organizers of the skate ramp self funded and maintain th (Read More)

Worried about added traffic from tourists...this should be favorable to the community of El Granada and not make it harder for residents. I like the thought of a gathering place or walking area for neighbors in keeping with the ecology of the area...but not interested in a place for people to bbq and leave their garbage like we see down at the beach.

It would be nice to have a small/medium sized community meeting place for non-profits

Keep skate ramp. Consider a swing for all age groups.

We really need an inclusive playground for all ages. Summer concert series in this new area would also be amazing.

Clean parking lot - add safe access to the beach. If you build a parking lot working with CalTran to limit parking on the highway and mutual parking for surfers.

No camping, overnight or RV

Crosswalk please! Goal would be to make the park nice and clean / not attract vagrants and all day partyers/picnickers.

Please keep the setting natural and without a lot of noise. No dog park!

Please keep the skate park. Add restrooms/showers and bocce.

low profile, natural as much as possible.

Lighting to ensure safety, may need hours to avoid night-time illicit behavior.

Must have a median strip to stop J walking. Must have a sidewalk with light for highway crossing.

Let it be developed in the housing

If there was a tall fence it would impact my home.

Let's do it!!!! Pump Track, restrooms and parking would be our family's top wishes

In Hawaii most of the popular beaches have restrooms, showers, paved parking and a grassy lawn. We should have the same at one of the most popular surfing areas.

Due to proximity to HWY1 - strongly recommend not including dog park.

make it happen!

No street parking. Some kind of foot access across HWY 1 foot bridge.

Small building next to Picasso Preschool with community pool would be nice. More active recreation is needed! See thru or chain-link fencing is fine.

Any improvement to the area would be welcome.

If the area is improved in any way as to encourage use, the parking will need to be addressed so that it does not encroach into the park more. The current logs in the lot should be moved directly next to the highway (or a new barrier installed) so that drivers cannot enter and exit the lot illegally via the highway. Attaching the logs to each other via chains perhaps rather than burying them will prevent folks from turning them to allow cars through. Or create a new barrier along the highway and use the current logs perpendicular to the highway to keep cars from encroaching into the park.

Do not build anything that will block the view of the ocean from Alhambra Ave as we drive from the north end to the south end of El Granada

Make it happen. Our youth and our families need this to happen. Thank you.

Would not the Burnham Strip be necessary to relocate Highway 1 when and if the existing road is washed away?

Leave EG as is.

Education about garbage! And plenty of garbage cans! We cannot build to attract more tourists and congestion without addressing the terrible trash problem

Create better beach access from parking lot to beach.

Nothing

More parks and green space for everyone to enjoy = a more vibrant community! I'm all for it, yes yes yes please!

No

Less is more. Keep it a low impact, natural recreation area. Just minor improvements.

Leave it as it is. Don't get rid of the jetty ramp as it is a staple of el Granada. Maybe some showers and a gravel parking lot but the locals don't want more people in El Granada. Already too crowded.

Let the kids surf

we need fun stuff for kids to do - skate, pump track etc. Since this is already a noisy area due to highway - make it an active area with lots of options for kids / families. We need bathrooms and showers for surfers as well.

Thank you for asking. No matter what happens, there has to be infrastructure to match, i.e., parking, bathrooms, etc.

If the option of making a larger parking lot is accepted (gravel or paved) no overnight parking should be enforced. (no campers or RVs)

We really need a permanent skate park designed through the resources of Steve Hawk!

Simple clean lines are best.

Its not a particularly large area. Don't over do it. There is a beach across the street. Do beach things at the beach.

Bike/pedestrian path parallel to highway. Work with cal trans on safe access to beach from parking lot area. Tunnel? Signal? Bridge? Crosswalk with triggered flashing lights?

We need a traditional Park area where children can safely play, where mothers can take their babies, where local families can enjoy time together. I don't know how you'd keep the weekend out-of- towners from overrunning it, though.

Community garden Crosswalk with flashing lights on highway 1

Think big. Think possibilities. Make it beautiful. It will be good for our community. Add a bridge or tunnel to the beach.

Motorcycle track, Wave Pool

A paved lot would be great for surfers to park with shower/bathroom access!

Needs to include features that benefit kids in the area. Playground skate park pump track grass area

It seems like the GCSD board is struggling to make decisions given the public forums already held more than a year ago detailing actual plans for various combinations of park features. It is unclear to residents why the board is doing yet another round of public feedback. If the feedback is inconclusive then build the minimalist plan (unpaved trails) and revisit as the composition of the community changes in the next 10 years. Do not overbuild a park that would be largely used by transient visitors who need a restroom while stuck in traffic.

Tether ball

Having a water fountain where you can fill your reusable water bottle would be nice and help save on plastic in our oceans. Please make sure to have adequate garbage facilities and pick up

Keep low impact, and as natural as possible. Keep in mind that Hwy 1 will almost certainly move east over time.

Keep as natural as possible without drawing more crowds

Sounds interesting, too much attention might draw more traffic, which might mean walls to block the attention, which then could create barriers from the views we all love. I'm all for more activities in my own hometown, but also curious! I think quarry Park could use the pump track, and other bike related activities. ..

Sounds great!

It would be great if there was a trail through the Burnham park property that connected to the light on Coronado St. for crosswalk use to beach.

I'm only interested in a public garden.

Restrooms available in old firehouse. I heard the firehouse might become a community center of some kind. Encouraging dogs and young children to run around next to the highway seems imprudent.

Active Rec. A plan that gets community out and exercising nightly. Running laps, training for track and field, playing catch, shooting hoops as the sun sets. A park that designed to create future athletes & saves other youth going down the wrong path in life.

Could a small frisbee golf course be added?

Improve pedestrian access to existing crosswalks

The more 'open', the better. Less obstructed views, the better. Looking to the future with the ocean levels rising, how much infrastructure and expense should be invested in making this an involved park so close to the ocean.

Overpass or Underpass to the ocean is imperative!

Develop thoughtfully, maybe in stages. Keep as much natural perc/drainage as possible. Preserve existing wetlands. You can't please everyone, but thanks for asking.

What in the world are you planning to do about the increased traffic that this will cause for residents of El Granada?

A safe place for women and families to run at night. There is not one place on the Mid-coast where you can safely run as past dawn since the coastal trail takes you far back into dark areas. It would be nice to have a central place to run at.

Safety in access to Oceanside like a walkway above highway or closed use of hwy for certain hours of the day route people to Alhambra to Stop light

Let's get this done! Come on people!

As long as we keep the spirit of EG/HMB. Also, the skate half pipe has been there forever, and deserves to remain somewhere in that area.

A skate park with pump track around it and tennis courts and bathrooms mid coast would be a huge addition to the recreational opportunities for many members of our community! Please consider this and help plan it!!

Nice to offer other outdoor spaces for local families to enjoy the coast. Thank you.

We need large bathrooms, many trash/recycling cans and outdoor showers. The jetty is such a congested area and it needs basic services. Peds should be encouraged to cross the street at the traffic light. Yes to dogs! Yes to a skate park!

It would be great if there was a trail through the Burnham Park property that connected to the light on Coronado St. for crosswalk use to the beach

maybe

We need a under or over ground road to access the beach.

Plaza area is meeting spot for neighbors or a small "fair" event of art or the like - fountains are nice but difficult to maintain, can be dangerous to unsupervised kids and collect dirt and mosquitoes if not checked and maintained daily. Fountains should clearly show splashing water which then disappears into a grid of wire to prevent unforetold drowning. It would be nice to have an area clean for birds higher up.

Traffic is already horrendous! Traffic mitigation is necessary!!

Vegetation should be all native plants. Picnic areas would likely create trash problem. A dog park would be great.

I live directly across from the fire station (new one). I'm concerned about "more" congestion, more noise, more everything in this busy already crowded area.

Important to keep it as natural as possible with native plants (no lawn which requires more maintenance and water).

Need Park and Ride protected bus stop.

Would love to see paddle tennis courts like ones in Culver City. Great game / no courts in No. Cal. today.

Parking is a major issue - cars park on the HWY 1 and pedestrians have to trust drivers to let them cross.

Food trucks once a month - Farmer's Market

Prototype - "Marina Green" San Francisco, multi use - festivals, picnics, kite flying, volleyball, lacross practice on grass, community garden. Minimal development - low impact.

Would prefer to keep lighting to a minimum. Low level/cut/off pedestrian lighting only.

handball wall for handball and tennis, adjacent to the court.

Parking - NO! for street parking only; time limit - overnight ok, 1 night only; type of surface: depends on funding
Parks should be Pretty! Lawn Area: High Maintenance! Ongoing operation & maintenance costs for Parks & Recreation facilities are much greater than initial construction expence. What's your funding source? [NRM input note: half court basketball had no box checked - I hit the button in error]

Internal Trails: ADA

I'm worried about liability issues, also about homeless encampments, illegal drug use and crime.

My idea of a park at Burnham should have grass, merry go rounds for autistic kids, climbing, water fountains to play in (irrigated ocean water), ponds for remote control boats, drinking fountains, bathrooms, showers (outdoor), perimeter roller skating paved trail.

Plenty of trash cans for weekends.

Leave it as natural as possible; do not include activities where tourists will leave plastic and trash. I don't want to have to clean up after them.

nice area, needed for the coastside

rain water catchment

Not clear what "Parkours Circuit" means - small fitness equip would be interesting. If pump track & Bocce in QPMP, no reason to duplicate & we'd vote no interest. Existing uses/structures should be kept (ie parking, ramp)

Do not increase traffic! I am a prisoner on the weekends

food and drinks wetsuit rentals small wading pool for children

Parking matters Beach safe path

Picnic area overlooking the beach

More parks and merge water districts

More trash cans

Since you screwed all dog owners with new policy @ Quarry Park, entire Burnham Strip should be a dog park.

Most important is that it is used by locals regularly. Suggest the most local people have the biggest say/ it is activities people will travel for

Please include skate ramp/park, and baseball diamond.

keep it simple, low-maintenance, put in water fixture, low profile

Visitors will increase the traffic x not contribute to the community

Bathrooms!

fragrance garden, acoustic percussion/elements Children's playground-w/ swings for all ages + abilities

no need to change it per trail section-pavement prevents rain absorption by earth

Don't think more parking or recreational area is prudent. Bridge or tunnel to move pedestrians. People cross in the middle of the street. Very dangerous Per Skate Ramp- Liability Per parking lots- Paved: worse for environment Leave it as is: Otherwise oil goes right into ocean Smarter use of funds is to put pedestrian bridge or pedestrian tunnel to surfers beach so traffic moves

Keep the ramp! We have two small children and we grew up here, it is important to us that any improvements keep with the spirit of our coastside's natural rustic beauty

Ideas must include ALL children: families, aging adults The population is increasingly aging so this needs great consideration

We think the county should pay most or all of the cost of parking since it is used by surfers & beachgoers from all over the county and Bay Area.

Appendix B. Q12. Additional ideas and comments about summer recreation.

Response

Sailing, Surfing, Zumba Gold - already exists. Tot Lot - go to 92. Yoga - lots of classes already to choose from. I love to swim. Joined CSM 3 days/week. Water aerobics - great fun class!

Lecture Series

Again, none of this should raise rates

Surfing lessons for seniors

We need adult activities. There are many things for kids, nothing for adults.

Tai chi, yoga - anything for those of us over 50!

Jumping houses for tots are extremely unsanitary and a huge cause of illness. Tested samples revealed fecal material in all of them. Ewwwww...

Tai Chi please

We could really use an 18 hole disc golf course. Easy to install baskets, inexpensive to maintain, and fun for all ages.

Community meeting room would be welcome

Trail building

Frisbee golf

Tai chi

Tai Chi, paddle boarding, kayaking, hiking/walking

Would love a disc golf course

Sanitation districts should not be spending public money on recreation programs.

Bocce league

More community based activities in a central plaza like concerts or flea markets or farmer's markets, etc.

Why only summer?

I want to see active recreation, support the skate park, and want to see more structures and play areas for kids...

Educational classes on importance of preserving native plants and environment and respect, appreciation of wild life and ocean habitat.

Informative programs (talks)

Would love more programs for young children

If space was an issue, many classes could be offered in your Harbor Vista Building or El Granada Elementary's Multi-Purpose Room or facility.

Defer to others who have kids and are extroverts on this question. As an introvert I don't need group activities and appreciate quiet self entertainment but I recognize I am an outlier on that.

Volleyball, beach or court

Enhance access to our beaches with improved parking, bathrooms, showers and trash collections. If you take away parking people will be parking in front of our homes in El Granada. Visitors and locals alike are going to the beaches and need adequate access. Eliminating existing beach parking will only force them further into the residential areas.

I wonder what indoor spaces are available in EG for activities such as Zumba gold, Yoga, ballroom dancing, Rosen Movement or such? There's EG Elementary School's multi-purpose room, but is there a partnership for the community to access it?

Why just summer? Our physical summer is September - November on the coast - don't just find activities for out of school kids.

Drama classes (I can teach)

Large groups of bikers could be a problem here on the coast.

HMB Strong boot camp as great but has stopped.

Let it be developed for housing

Community get togethers

Stained glass and jewelry making

Anything added would be great (and a huge improvement and over nothing at all)!

Focusing on children's programming would be amazing. Maybe try partnering with some of the other local youth organizations to offer day camps in Quarry Park, or the hopefully newly created Burnham Park.

None

Bike lanes along avenue Alhambra and Obispo Road

No

Would love activities for older residents.

Interested in Coastsideside wide but not just GCSD.

Holding classes like yoga and Zumba would require a building. Is there really money in the budget for that?

Based on photos of current recreational activities it looks as if the same 10 people participate. Most of the activities described here are already available within 5 mile radius. It seems like it would have been useful to start with a gap analysis of activities that are missing within the 5 mile radius.

More junior lifeguarding

Sounds great!

Suggest you look at the most attended community offerings in the city of HalfMoonBay

Classes for families / youth. Programs designed to not just hold youth attention, but teach parents how to train, play, interact with kids.

Flight school, trail repair, beekeeping, community garden

I prefer unorganized passive recreation with no bureaucracy

Where are you planning to offer these classes?

Fun things for kids and families.

None

Anything to get the community together/family friendly is great. Concerts, etc. the summer's end event was excellent in downtown HMB.

Rock Climbing gym?

Community room should offer place to display participants art on a rotating basis. Also, art programs geared toward beginners and handicapped (free to some who cannot pay).

My children are grown and left the area but I'd be interested in seeing any/all of the above available.

Spanish and/or French language classes, chess classes, yoga.

As a teacher I love the idea of offering a variety of classes.

Swimming pool - public, would be wonderful.

"Block Party" or neighborhood get togethers, tours of new fire station and other El Granada amenities.

Kite flying contest (like in SF Marina Green), music concerts in plaza. Minimal development - low impact.

Overpass from Burnham Park to Surfers Beach

We are in dire need of a community center where children can go after school. I would be more than happy to donate my time there.

Tot Lot Jumpers only in "pop up" style. Not constantly there

Pickleball Bocce

No more traffic!

Game nights Campfires Sing along Gardening

Safe reliable water delivery

We want a park where children are able to have fun. They need to be supervised by a parent or older member of family.

Good variety is nice

How to maintain gardens, sewing, cooking (for kids!)

tai chi

A recreation center/club house takes someone to open,lock-up. Occasional classes outdoors during the months offered previously are phenomenal. Add trips, bicycle orientations to parks, movies in the field park, etc.

Again needs to be balanced based on current and projectile age groups. There currently is over 10K adults on the coastside over age 55. this dynamic is increasing.

Appendix C. Verbatim comments Q15. Additional ideas and comments about a small community recreation center

A real pool not a small pool

Ensure controlled and safe space.

As long as it's beautiful and not painted bright or orange or yellow. Blends with nature, wood.

Large multi-purpose room could serve most needs. Cupboards/storage areas for separate activities, i.e. crafts

A racketball court. There isn't one anywhere on the coast.

Kitchen facility

Should not have to raise rates to do this!

Plenty of bike racks or lockers

Tennis, ping pong. Movies!!. Lap pool for ADULTS - kids can go to high school. This area lacks an adult rec area. kids and seniors are covered. A pool is loved by many for health yet we do not have 1 lap pool for adult exercise.

Again, it is hard to answer these questions with the available information. Presumably, this means a building as opposed to a previous question about having a multi-use court that needs a high fence. What does "small" mean? These questions are being asked in a vacuum.

We would love love love additional swimming pool options around here!!! We drive to Pacific for their parks & Rec swimming. A local option would be amazing!!!! So many families would love it!
Cooking classes please! With fish from harbor boats!

Pool pool pool pool pool pool pool in a town with no pool

Where?

Would like 25 yard pool for lap swimming.

Ping pong tables, pool tables

This would be a better place for a multi-sport court, I think. Can the pool be larger? Olympic?

Sanitation districts should not be spending public money on community centers

A real pool not a small pool

Ensure controlled and safe space.

As long as it's beautiful and not painted bright or orange or yellow. Blends with nature, wood.

Large multi-purpose room could serve most needs. Cupboards/storage areas for separate activities, i.e. crafts

A racketball court. There isn't one anywhere on the coast.

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Tennis, ping pong. Movies!!. Lap pool for ADULTS - kids can go to high school. This area lacks an adult rec area. kids and seniors are covered. A pool is loved by many for health yet we do not have 1 lap pool for adult exercise.

Again, it is hard to answer these questions with the available information. Presumably, this means a building as opposed to a previous question about having a multi-use court that needs a high fence. What does "small" mean? These questions are being asked in a vacuum.

makerspace?

We would love love love additional swimming pool options around here!!! We drive to Pacific for their parks & Rec swimming. A local option would be amazing!!!! So many families would love it!

We need a large community pool and a large community center with attendant basketball, racketball/handball courts, and ballfields where kids can kick or throw a ball around.

Cooking classes please! With fish from harbor boats!

Pool pool pool pool pool pool pool in a town with no pool

Where?

Would like 25 yard pool for lap swimming.

Ping pong tables, pool tables

This would be a better place for a multi-sport court, I think. Can the pool be larger? Olympic?

Sanitation districts should not be spending public money on community centers

With the new pool being built at the HS, it's not a good use of our money to build a small one in EG.

Disc golf.

I think swimming would be important but I don't know that a small swimming pool would satisfy that need

I dont think we need this.

I want to see active recreation, support the skate park, and want to see more structures and play areas for kids...

Opposed to building and maintaining a recreation center. Everyone has the entire outdoor coastal native area for recreation. Swim in the ocean.

I hope this means re-purposing the old fire station. Please don't build another building in EG.

We don't need another new building for things we already have available at El Granada Elementary and Wilkinsons.

I think that we also need a rec center bldg., particularly in the winter.

A pool would be great but needs to be large enough for lap swim (i.e. ≥ 25 yd length)

I prefer to outside

We dont need more structure s.

Only in support of a small community recreation center either in the old Firehouse or in the existing Quarry Park only. Please do not encroach or develop any facilities or bike pump park on Mirada East Access located on Santiago.

Remember, these services are available in HMB through Parks and Rec. No need to replicate services. Sports courts could be developed at Quarry Park??

Putting my "families with kids hat" on to answer this question. Would be great for the community although I would not personally use it.

Please plan for a pool. It would improve my family's quality of life tremendously

A community space is very important, we are land locked on weekends here now

Nice idea

OK: what do you mean by "small"? A little too relative a term for me... Personally, I'd opt for something the size of the NEW fire station...

Keep the skateboard ramp and add swings - maybe 5 swings to be enjoyed by all ages

Having a small community rec center would really increase sense of community and allow people to meet more regularly and find common interests.

El Granada needs space to build community not just continue the _____ of them fights present in the County and School District.

Put the band shell, amphitheater, sage here!

Saltwater pool, racquetball and game room would be amazing. Fee to belong.

Please make sure the center is wildlife/bird friendly - with angled windows to reduce bird strikes. Make sure the center blends with the natural setting.

Brick and mortar will increase costs. I vote no.

Let people develop housing on the land

Great idea!!!

GCSD should not build an expensive center, funded by tax revenues. A developed Burnham Strip park would serve a huge community and is worth it.

Any indoor rec space which could host community events would be amazing.

Stay within budget. Transparency on budget.

A indoor community swimming pool would be amazing and is desperately needed on the coast! A multipurpose room that could be divided into smaller rooms could be nice, and used for art classes, fitness classes, meetings, events, and more. That way one space could be used in many different ways.

A swimming pool would greatly serve the community! Especially if lessons were offered. Tennis courts and pickle ball courts would be ideal!

No

An affordable place for indoor activity with fitness and pool

It just occurred to me that people can play basketball at El Granada Elementary School, so I don't think any basketball court would be necessary at the new park. If access to the school grounds is no longer available, then a basketball court would be needed.

Leave it flexible and adaptable for many uses, although I think it is unnecessary altogether given the wide range of free or low cost recreational activities within a five mile radius. The district could spend down funds by improving the existing parking lots and building the skate park since it is a proven outlet for LOCALS.

Love the idea of a lap pool

Consider converting existing real estate into a Community Center i.e., the Susan Hayward School of Dance for sale in Montara.

Senior center? Satellite library?

Fiscal responsibility. Cooperation with other agencies to avoid duplication & poor planning.

We need a cheap community swimming pool just like every other community in this country! There nothing for the kids to do unless you live in the trailer park because they're the only people apparently out of our expensive coastside that can afford a pool for their community. Otherwise we have to go freeze our butts off at the high school pool for 2 hours out of a day if we're lucky. Never in my life have I been to a community with this much money that doesn't have a cheap Community School that anybody can go to for a couple bucks. In Colorado every neighborhood has a Apex Center with an indoor water slide Center and multiple Pools and Hot Tubs including a gym. Their Community has way less money than us. It's embarrassing

Fencing

Again, concerned about making this type of environment and buildings (blocking views) too close to the ocean and highway. The ideas and concepts sound okay, but part of the reason for living in the El Granada area was NOT to have it overdeveloped and allow us to enjoy natural settings, less 'citized'

Wow. A pool in El Granada. That would be fabulous. I'd pay \$200 a year in extra taxes to support that, but I doubt many others would. Alternative funding options?

Could this be combined with EG Elementary (like Cunha and the Boys & Girls club?)

Hooray for a swimming pool!!

A climbing wall would be wonderful

Now I reiterate fire personnel need to be involved with the young kids, teaching & developing fire safety programs for them - this will have long-term benefits to us all.

Good idea but NOT at Burnham Strip keep it natural and focused on surf, skate, BMX, and Mtn. bike. Low impact. Don't try to do too much!

Would be a very happy addition.

Meeting place for cub scouts, etc. dog park.

Create paddle tennis courts - small scale tennis and establishes EG as Nor Cal capital for paddle tennis.

I don't believe the Burnham Strip is the appropriate location for a community rec center. However, a different location in EG would be better.

music, various classes

If there is opportunity to host a weekly farmers market here. Would be a great location.

NO!

Burnham Park will have the park activities. The community center should be for kids (not a daycare for toddlers). Keep it to cater to kids who are older. We need affordable or free after school activities for the kids 4th grade and up.

Handicapped parking available

Wouldn't need to be in an area that doesn't block anyone view of the ocean

No traffic!

Volleyball!

Great idea!

Yes! Yes! Great asset to our area

Drop-in ESL classes

but not on Burnham site

small swimming pool- how small?

Drop-in ESL classes

but not on Burnham site

small swimming pool- how small?

A very expensive investment upkeep monitoring, maintenance, electricity, water/sewer, upgrades, painting, wear and tear of an older building. Too costly! sell it! Not needed with the school facilities, we are not in need of a small community recreation center.

Shade/ Shelter if areas are exposed to rain/ sunshine

A community center that can be rented out for family events & generate rental income for GCSD

Appendix D. 2019 GCSD Parks and Recreation Community Interest Survey

1) *In which neighborhood do you live?*

- ☐ Princeton
- ☐ Miramar
- ☐ El Granada
- ☐ Clipper Ridge (Princeton-by-the-Sea)

2) *How many years have you lived in this neighborhood?*

- ☐ Less than 1 year
- ☐ 1-5
- ☐ 6-10
- ☐ 11-15
- ☐ 16-25
- ☐ 26 years or more

3) *How important is a community park along the Burnham Strip to you and your family?*

- ☐ Very important
- ☐ Important
- ☐ Not important
- ☐ Not at all important

4) *Indicate your household's level of interest in including each of the following trail options:*

	Very Interested	Interested	Not Interested	Not At All Interested
Internal Park Trails - Paved	☐	☐	☐	☐
Internal Park Trails – Unpaved	☐	☐	☐	☐

Perimeter Trail - Paved	()	()	()	()
Perimeter Trail - Unpaved	()	()	()	()

5) Indicate your household's level of interest in including each of the following parking lot options.

	Very Interested	Interested	Not Interested	Not At All Interested
Same size parking area as current dirt lot	()	()	()	()
Smaller size parking area than current dirt lot	()	()	()	()
Larger size parking area than current dirt lot	()	()	()	()
No parking lot – street parking only	()	()	()	()
Time limit for parking	()	()	()	()
Gravel parking lot	()	()	()	()
Paved parking lot	()	()	()	()
Leave it as is (unimproved dirt lot)	()	()	()	()

6) Indicate your household's level of interest in including each of the following elements/features in the Burnham Park.

	Very Interested	Interested	Not Interested	Not At All Interested
Art, such as sculpture or sundial	()	()	()	()
Barbecues	()	()	()	()
Benches	()	()	()	()
Bicycle pump track	()	()	()	()
Bocce court	()	()	()	()
Children's playground (requires low fence)	()	()	()	()
Climbing boulders	()	()	()	()
Dog park (low fence off-leash area)	()	()	()	()
Fitness and running circuit (Parkours)	()	()	()	()
Half-court basketball (may require partial fence)	()	()	()	()
Horseshoes area	()	()	()	()
Interpretive signs, such as about nature, history	()	()	()	()
Lawn area (irrigated/planted/mowed grass)	()	()	()	()
Multi-use court (basketball, pickle ball, tennis, volleyball, etc.-requires high fence)	()	()	()	()

Native vegetation area	☐	☐	☐	☐
Ocean views	☐	☐	☐	☐
Outdoor showers	☐	☐	☐	☐
Picnic area- family	☐	☐	☐	☐
Picnic area - group	☐	☐	☐	☐
Plaza	☐	☐	☐	☐
Quiet area	☐	☐	☐	☐
Restrooms	☐	☐	☐	☐
Small amphitheater/stage	☐	☐	☐	☐
Skate park (small, below ground level)	☐	☐	☐	☐
Skate ramp (half pipe)	☐	☐	☐	☐

7) Would any above ground improvements in a Burnham Park impact your view of the ocean from your home?

☐ Yes

☐ No

8) Additional ideas and comments about Burnham Park

9) GCSD provides summer recreation activities in the district. Have you ever seen information or heard about the summer recreation programs offered by the GCSD?

☐ Yes (Continue)

☐ No (Go to Q11)

10) How did you learn about the GCSD summer programs?

11) Indicate your household's level of interest in participating in the following possible recreation activities, if GCSD offered them locally.

	Very Interested	Interested	Not Interested	Not At All Interested
Art Classes	()	()	()	()
Ballroom Dancing	()	()	()	()
Bridge Club	()	()	()	()
CPR, AED and/or First Aid Class	()	()	()	()
Coastal Clean-Ups	()	()	()	()
Concert (non- amplified)	()	()	()	()
Dog Training Classes	()	()	()	()
Guided Nature Walk/Hike	()	()	()	()
Guided Family Nature Walk In Spanish	()	()	()	()
Interpretive History Walks About Local Area	()	()	()	()
Learning Sport Fishing or Crabbing	()	()	()	()
Mah-Jong Club	()	()	()	()

Mountain Biking	☐	☐	☐	☐
Rosen Movement Class (increases flexibility and energy)	☐	☐	☐	☐
Sailing Camp for Youth	☐	☐	☐	☐
Skateboarding Camp	☐	☐	☐	☐
Surfing Lessons	☐	☐	☐	☐
Swimming	☐	☐	☐	☐
Tot Lot Jumpers (inflatable bounce houses for young kids)	☐	☐	☐	☐
Zumba Gold	☐	☐	☐	☐
Yoga	☐	☐	☐	☐

12) Additional ideas and comments about summer recreation

13) GCSD is interested in having a small local Community Recreation Center. How important to you and your family is a small Community Recreation Center near central El Granada?

☐ Very Important

☐ Important

☐ Not Important

☐ Not At All Important

14) How important would each of the following elements / features be for a small Community Recreation Center in El Granada?

	Very Important	Important	Not Important	Not At All Important
Basketball court	()	()	()	()
Childcare room	()	()	()	()
Crafts room (such as pottery, painting)	()	()	()	()
Event space	()	()	()	()
Fitness room	()	()	()	()
Large multi-purpose room	()	()	()	()
Multi-sport court (basketball, volleyball, tennis, pickle ball)	()	()	()	()
Small meeting room	()	()	()	()
Small swimming pool	()	()	()	()

15) Additional ideas and comments on a small community recreation center

16) How often do you and members of your household travel to parks outside of the local area for recreational facilities or activities not provided locally?

- ☐ Frequently
- ☐ Often
- ☐ Occasionally
- ☐ Seldom
- ☐ Never

17) Do you feel there are sufficient public park and playground areas within our community?

- ☐ Yes
- ☐ No

18) If only ONE park and recreation project could be accomplished by the District in the next five (5) years, which of the following projects should be undertaken? (Check only one)

- ☐ Burnham park in El Granada
- ☐ Small community recreation center

19) Including yourself, list the number of persons in your household by age group. Do not write your age in years.

	0-1 years	2-5	6-11	12-14	15-18	19-24	25-39	40-55	56-65	66-74	75 or more
Number of persons											

20) As a token of our appreciation for completing the survey, would you like to be entered into a drawing for one of four \$25 gift cards to Spangler's Market in El Granada for completing this survey? Only one person per household may enter.

- ☐ Yes (Continue)
- ☐ No (Go to Thank You)

21) What is your name?

22) What is your email address?

Thank you for taking our survey. Your response is very important to us.

Comment #45**El Granada**

Amelia Fuertes Rodriguez <[REDACTED]>

Mon 6/10/2024 7:01 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hi! Without going in detail about the park plan itself, it seems that the parking for all the people who may visit has been neglected.

Where will all the park-goers and beach-goers park their vehicles?

That seems the biggest concern that has been totally dismissed.

A.

Comment #46**Do not evict Picasso!!!**

Bethany Berkowitz <[REDACTED]>

Fri 6/14/2024 5:30 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Dear GCSD,

I am a concerned community member of the coastside. I recently learned about GCSD's plan to evict Picasso Preschool to build a community center. Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso to be included in the community center. Our children need your support.

Sincerely,

Bethany Berkowitz
She/Her/Hers

Robert R. Rathborne

Comment #47

HALF MOON BAY, CA 94019

June 15, 2024

Hope Atmore

Granada Community Service District

I am writing these comments after reading the NOTICE OF AVAILABILITY /NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION for the GRANADA COMMUNITY PARK AND RECREATION CENTER PROJECT. I am an El Granada resident living at 163 Balboa, El Granada,. I have resided here for more than 50 years.

On the face of it, this proposed improvement appears to be for the general public as well as El Granada residents. If this is the case and the project is adopted, El Granada residents will be paying construction and operating costs that benefits a larger, non contributing , community. This is a primary concern of many El Granada residents.

As I understand the proposal it includes a dog park, picnic facility. showers and restrooms, relocated parking area, conversion of the priory school to a wedding venue, etc. Specific concerns are noted below. If the project is constructed it will change the character of El Granada significantly.

- Notification – was there any attempt to notify our residents of this proposal? If no, why not? The proposed project could become a public venue and the traffic is already difficult during peak periods.
- What operating hours are contemplated if the project is built?
- Who will police the project and who will pay for these services?
- Who will maintain this proposed park and what is the proposed budget
- What is the budget of the proposed project?
- Is there a landscape plan for this project and what are the estimated costs?
- Is there any mitigation for the homeless? With restrooms and showers this is a very attractive spot.
- What are the proposed hours for the dog park? We all know that dogs bark, especially around other dogs. Residents live within 300 feet of the proposed park and will be impacted by the barking.
- Since when does a public agency operate a wedding venue, open to the public, and paid for by residents?
- I note your title is Assistant General Manager. How many people work for the Community Services District and what are their job descriptions?

I thank you in advance for responding to my comments I sincerely hope that it will not be necessary to seek the requested information under the Public Records Act.

Robert R. Rathborne



Comment #48

feedback on the Granada Community Park and Recreation Center Project

Adam Katcher <[REDACTED]>

Sat 6/15/2024 10:59 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hello,

I am an El Granada resident and would like to provide feedback on the planned project.

I love the idea of a community space and park. However, I am concerned that parking is not part of the plan. The removal of the surfer's parking lot and elimination of parking along highway 1 would present a major problem. Where will people park?

I moved to El Granada because of Surfer's beach. Going to the beach is my favorite activity. I am concerned that if the park eliminates parking near the beach, my friends will not be able to come and use the beach. I live very close to the beach and am also concerned that if the current parking is eliminated, our residential streets will be overwhelmed with visitors parking their cars.

Surfer's beach is a wonderful natural resource of El Granada, and should be accessible for all to use. Elimination of parking makes the beach much less accessible. Please ensure that the plans for the park do not reduce the current availability of parking.

Thank you,
Adam Katcher

Comment #49

Comments on Park/Community Center IS/MND

Eric Suchomel <[REDACTED]>

Sun 6/16/2024 7:51 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Ms. Atmore

I am writing to provide comments on the Initial Study/Mitigated Negative Declaration (IS/MND) for GCSD's proposed park and community center. As a member of the GCSD Board of Directors from 2018 through 2021, I was opposed to the purchase of the Picasso preschool property and planned closure of the preschool to construct a community center. After review of the IS/MND, it is my opinion that the loss of the preschool was not appropriately evaluated, in addition to other deficiencies.

Specifically, the report fails to address how the proposed community center uses (wedding receptions, exercise space, meeting space) are essential to the economic and social well-being of the people employed within the coastal zone since they are provided by many other facilities along the Coastsides from Pacifica to Half Moon Bay. In contrast, closure of the Picasso preschool will result in elimination of the only early childhood education facility in the unincorporated Coastsides. This issue should be addressed, and the needs assessment that was promised in 2021 should be completed by an appropriate third party. To the extent they have been completed to date, needs assessments have been led by members of the GCSD board, who cannot be considered neutral on this matter.

In addition, the IS/MND does not appropriately consider planned CalTrans work along Highway 1 and the overall impacts of these multiple projects to local parking. This loss of parking would result in significant impacts to the community in terms of visit parking on local roads and to emergency services due to likely increased congestion within town. The IS/MND must be revised to address these significant deficiencies.

Thank you for the opportunity to provide feedback. If you can confirm receipt of this email, it would be appreciated.

Eric Suchomel
[REDACTED]

Midcoast Community Council

An elected Advisory Council to the San Mateo County Board of Supervisors
representing Montara, Moss Beach, El Granada, Princeton, and Miramar
P.O. Box 248 Moss Beach, CA 94038-0248 midcoastcommunitycouncil.org

Gus Mattammal, Chair
Gregg Dieguez, Vice Chair
Scott Bollinger, Treasurer
Ann Rothman, Secretary
Dan Haggerty
Claire Toutant
Kimberly Williams

June 12, 2024

To: Hope Atmore, Granada Community Services District, and GCSD Board

cc: Supvr. Ray Mueller, Gina Quiney, Marisol Escalera Durani, Kelly Ma (Caltrans), James Pruett (SMC Harbor), Ann Stillman (SMC DPW), Steve Monowitz (SMC Planning)

RE: Granada Community Park and Recreation Center - Initial Study/Mitigated Negative Declaration

Dear Hope,

The Midcoast Community Council appreciates the opportunity to share feedback on the Granada Community Park and Recreation Center project. As is denoted on our website, the MCC exists *“to seek to preserve the rural small-town character of the area by protecting the existence of agricultural lands, commercial fishing activities and the natural marine environment; supporting the retention of a greenbelt around urban areas of the County of San Mateo; maintaining the coastal protections afforded by the County Local Coastal Plan and Measure A (1986), and seeking to manage growth in a manner which is consistent with the present character of the area.”*

Given this mission and our role as the primary conduit for the citizens of the Midcoast to express their support for and concerns about projects in our area, we can say that after careful review of the Initial Study/Mitigated Negative Declaration for the project, we are open to the possibility of supporting some development of the Burnham strip, but we would be reluctant to do so without changes to the current plan. These changes relate to the following issues: concerns related to the project process so far, concerns around the loss of parking for visitors to surfer’s beach, concerns related to the design of the park and the types of activities envisioned on the property, concerns related to the expense of managing the project once completed, and concerns related to the noise impact on the homes in the immediate vicinity of the project once the project is completed, given the project’s estimated frequency of evening events.

Process

A consistent theme from members of the public was that the communication process used thus far with the project has been inadequate, given the scale of the project’s impact on the local

community. For example, multiple people mentioned a disconnect between an explicit commitment to mailing out postcards to all members of the community and an actual effort which only included some subset of homeowners. Others mentioned inadequate notice of meetings where aspects of the project were agendaized and discussed. The MCC is not in a position to assess the accuracy of these claims; however, we would like to highlight that the number of such comments is indicative of a strong current of discontent in the community with the communication process used to this point, and we respectfully suggest that the communication process going forward be revisited and bolstered.

What we *can* assess with accuracy is that the MCC itself was given inadequate time to read, digest, and lead a community discussion on the IS/MND, which, as you know, is a 170-page document with 400 pages of appendices and exhibits. The window provided for public comment appears to be about the minimum possible from a statutory perspective; given that the project has been in the planning process for years, and it will have a huge impact on the community, a public comment stage of the process seems like an ill-advised stage to rush through. Consequently, we are requesting, as a gesture of goodwill to both the MCC and the surrounding community, a 30-day extension of the public comment period, so we can solicit more feedback and community participation for the project.

Parking

A consistent source of concern from council members and members of the community who have examined the current plans is the impact of reduced parking capacity on both the immediate residents and on the many visitors to Surfer's Beach. The current plans indicate that the current parking lot by the current skate ramp will disappear completely, while a couple extra spots are added at the existing school, and 10 angled spots are added on Obispo Road. This represents a significant net loss of parking capacity, one that directly impacts everyone who frequents Surfer's beach. As noted on page 133 of the IS/MND, the San Mateo County LCP Policy 2.52(b) states that the project should "develop and implement a traffic impact analysis and mitigation plan (TIMP)" that "shall include" the following:

"(b) Specific provisions to assess, and mitigate for, the project's significant adverse cumulative impacts on public access to, and recreational use of, the beaches of the Midcoast region of San Mateo County. This shall include an assessment of project impacts combined with other projects causing related impacts, including all reasonably foreseeable future projects."

On page 156 of the IS/MND, Table 3.21-2 details a list of "Reasonably Foreseeable Future Projects That May Cumulatively Affect Resources of Concern for the Proposed Project." Included in this table is the Caltrans' State Route 1 Multi-Asset Roadway Rehabilitation Project. This project, it is well-known, currently plans to remove all parking spaces along the east side of Highway 1, which means the cumulative effect of that project and the Granada Community Park project will be to remove virtually all existing parking for visitors to Surfer's beach. This cumulative effect is the type which San Mateo County LCP Policy 2.52(b) seeks to prevent.

One possible strategy to retain the parking while continuing to provide a safe path for cyclists would be to route bike traffic on the east side of Highway 1 onto the future continuation of the parallel trail, thereby preserving the parking on the east side of Highway 1. This will require

partnership with CalTrans to persuade them to adjust their plan, and the MCC stands ready to work with GCSD to achieve this. Persuading CalTrans to revise their plan, and revising the Granada Community Park project to restore the existing parking lot, would satisfy the requirement in LCP Policy 2.52(b).

More broadly, the MCC would like to note that the west side of Highway 1 continues to deteriorate due to climate change and its attendant sea level rise, and one implication of that is that in the medium term significant infrastructure, possibly including the entire roadway itself, will have to be moved inland. Thus, the Granada Community Park, however it ultimately is designed, may well have a much shorter projected lifespan than the current plan seems to imply. This issue should be part of an ongoing dialogue with CalTrans.

Park design and activities

A source of significant distress among members of the Midcoast community is the loss of the Picasso preschool in the current plan. Given that it is the only preschool on the Midcoast, its loss will require everyone who currently uses it to have to drive to Half Moon Bay or to Pacifica, thereby adding to what is already a heavy load of school traffic on Highway 1. A deeper discussion of why a compromise solution that includes some form of childcare service was left out of the current plan would be welcomed.

Another frequently mentioned area of concern was the inclusion of a dog park in the project. Inevitably, a dog park will be highly desirable to some fraction of the community and highly undesirable to another fraction. But what should be uncontroversial is that dog waste has the potential to contaminate groundwater in the area, and so if a dog park is to be included, an updated IS/MND should include a detailed discussion of who exactly will own continuously monitoring the dog park to ensure that no dog waste is allowed to permeate into the ground, and what process(es) they will employ to ensure this.

Relatedly, the IS/MND makes no mention of the wetlands on the north side of the project area; these wetlands were identified in a previous study by the Resource Conservation District, and without a consideration of those wetlands and the impact of the project on them, then the IS/MND is not a full and accurate assessment of the projects impacts and required mitigations.

Another frequently mentioned potential improvement to the current plan is the inclusion of a pickleball court. The closest pickleball court is in Half Moon Bay; there is no court anywhere in the Midcoast. If such a court is added, it should be added closer to Highway 1, so the ambient traffic noise can cover the noise from the pickleball court.

The view corridors of the Burnham strip were mentioned by many community members, and there are a lot of concerns that the current project design will negatively impact them. The project plan needs to be compliant with the San Mateo Local Coastal Program regarding view corridors, and we question whether the consultants who did the study fully and accurately analyzed the project's impact on the existing view corridors when they characterized the project as having less than significant impact on scenic vistas. We encourage the project planners to be more sensitive to the impact of the project on the views of the immediate neighbors of the project area.

Finally, on page 18 of the IS/MND, under the section about lighting, it says:

“No lighting is planned along the pathways or in the active or passive recreation spaces of the park. For safety and security purposes, low-level lighting would be provided in the parking lot of the Community Recreation Center and as required for circulation in and around the adjacent patios and walkways. Lighting would be down-shielded to minimize glare and illumination outside the intended area, and would be operated with occupancy sensors, motion detectors, photosensors, or timers to only function during nighttime hours.”

The MCC continues to be a leader in the drive to expand the range of structures that are Dark Sky International compliant, and we request that the lighting plan for the project utilize best practices in design to ensure that any and all lighting in the project is Dark Sky International compliant.

Operational Expenses

Another area of concern is the additional operating expenses associated with adding the operation of a park of this size to GCSD's portfolio. We at the MCC and many members of the community would like to see a financial plan that details how GCSD will source the funding necessary to operate such a park. For example, given how much of the land will be landscaped, what will be the cost of landscape maintenance? Weed management? The use of chemicals for weed management has been a persistent source of concern in the El Granada community, so we would like to understand the specific strategies for weed management. Relatedly, if any portion of the park will utilize turf, whether as a cost-saving strategy or for some other reason, that should be detailed as well, because the use of artificial turf has also been a historical point of controversy on the Midcoast. Finally, given the high cost of borrowing in the current environment, the MCC wonders if the scenario of waiting to accumulate sufficient reserves to obviate the need for a construction loan was considered, and if so, why that scenario was rejected.

Post-completion noise

On page 18 of the IS/MND, there are projections for the use of the park and community center in the evening hours (5-11pm Mon-Sat and 5-9pm Sun). These projections include:

2-3x every week Monday through Thursday

3-4x per month on Fridays

3-4x per month Saturdays

2-3x per month on Sundays

For a 28-day month, this projects to late-night noise on 16 out of 28 days at the low end of the estimation, and 23 out of 28 days at the high end. The public deserves to be aware, before deciding whether they wish to support this project, that this means noise and activity after normal business hours somewhere between half the time and almost all the time. This is a major change from what the Burnham strip is today, which is an empty field that generates no

noise at all, beyond the howling of the local coyotes that frequent it.

In conclusion, the MCC hopes to work with GCSD to come to an agreement on a project plan that addresses the issues outlined above. We are happy to assist in that process in any way we can, and we look forward to continued partnership.

Sincerely,

Gus Mattammal, Chair

Appendix: Miscellany

The IS/MND contains a couple strange omissions and multiple grammatical errors. For your convenience, these are outlined below:

1) Page 33, top couple lines

Current: “Additionally, the Project would construct a new 3,000 square foot connected via trellis to the existing structure.”

Suggested: “Additionally, the Project would construct a new 3,000 square foot **structure** connected via trellis to the existing structure.”

2) Page 44, just below middle of page

Current: “As shown in Error! Reference source not found., the estimated construction-related emissions...”

Suggested: “As shown in **fix reference**, the estimated construction-related emissions...”

3) Page 70, just above middle of page

Current: “Coordination with tribes is described further in Section Error! Reference source not found., “Error! Reference source not found..”

Suggested: “Coordination with tribes is described further in Section **fix reference**”

4) Page 104, lines 3-4

Current: “In addition, an approximately 400,000-gallon passive underground sewer wet weather storage facility retention basin lie beneath a portion of the study area.”

Suggested: “In addition, an approximately 400,000-gallon passive underground sewer wet weather storage facility retention basin **lies** beneath a portion of the study area.”

5) Page 107, first line

Current: “As a result, implementation of the park Project result in no changes to drainage that would result in flooding on or off site.”

Suggested: “As a result, implementation of the park Project **would** result in no changes to drainage that would result in flooding on or off site.”

6) Page 107, just below the middle of the page

Current: “During operation, the Project design includes fencing would prevent visitors from accessing the drainage changes.”

Suggested: “During operation, the Project design includes fencing **that** would prevent visitors from accessing the drainage changes.”

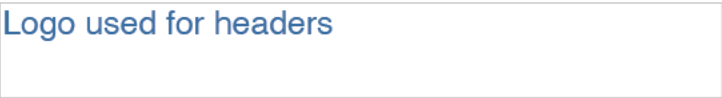
Comment #51

New form submission received: Contact Us

Streamline <noreply@specialdistrict.org>

Sun 6/16/2024 4:29 PM

To:Nora Mayen - GCSD Admin <gcsdadmin@granada.ca.gov>;Hope Atmore <hatmore@granada.ca.gov>



Contact Us

Contact Us Form:	
Name:	P. Shue
Email:	
Message:	Where is the parking going to be for visitors to the park and the beach? There will not be parking on Hwy. 1 and no parking on the Burnham Strip. What is being considered so that traffic/parking issue does not become a problem for local residents?

Reply / Manage

Powered by [Streamline](#)

Comment #52

Burnham strip park

Kerri Kemp Gardner [REDACTED] >

Sun 6/16/2024 8:37 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Members of the GCSD,

As you know, parking on the Ave Alhambra can be challenging at times. I live a block away at 307 Coronado Street.

Parking in this neighborhood is challenging since we are mostly apartments in this area with limited parking. Most of us have to park one or more cars on the street.

I have lived at this location since 1997. Parking has been an issue here. During Covid, when highway one and the jetty lot were closed was the worst. Visitors parked everywhere in our neighborhood so it was difficult for us to park. Now it looks like that nightmare will be permanent.

I went to many of the planning meetings for this park. Parking was always brought up, but never realistically addressed. Now, with the Caltran plan to eliminate parking on highway one it is unacceptable.

Please consider those of us in the less affluent neighborhoods of El Granada and the many visitors that will come to enjoy this beautiful place. Please DO NOT APPROVE this plan until parking can be REALISTICALLY addressed.

Parking IS GCSD's problem. GCSD is removing too many spots.

Kerri Gardner

[REDACTED]
El Granada, Ca [REDACTED]
[REDACTED]

Sent from my iPhone

Comment #53

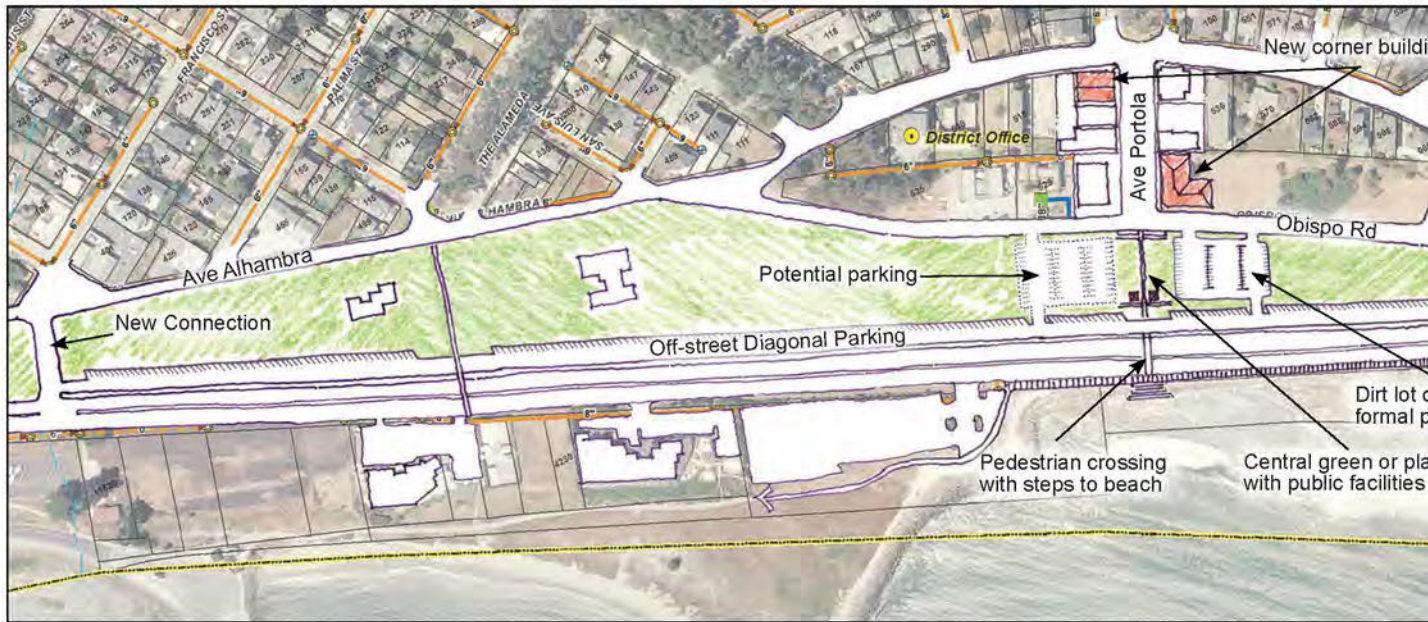
The following are comments, questions, and concerns regarding the **Initial Study/Mitigated Negative Declaration (IS/MND)** for a new park and community center (Project) located in a scenic view corridor (per San Mateo County maps) and zoned El Granada Gateway.

My biggest concern is that most residents did not receive notification of the 30-day public comment period. It appears that posting the NOI at one location on the 7+ acre property and the one-day advertisement in the San Mateo Journal was not sufficient to alert the public of the public review period from **May 16, 2024** to **June 17, 2024**. Instead, they found out by word of mouth. People were also confused on how to find the IS/MND on the website and all of them (including the MCC council members and GCSD board members) did not have enough time to review the over 400 pages of technical writing of the 170-page Initial Study/Mitigated Negative Declaration (IS/MND) and 267-page appendices to provide accurate and complete comments especially those with family commitments and/or are working full-time jobs. Why wasn't the plan presented at the Midcoast Community Council by the consultant who authored the report? The MCC requested this presentation from GCSD multiple times but was turned down!

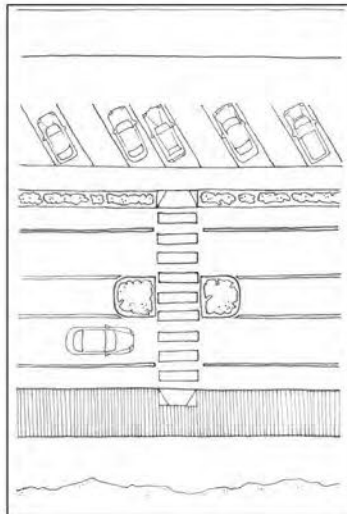
And why did GCSD Board Directors publicly downplay this important public comment period by stating that this park/community center plan has already been approved? The park plan has changed considerably over the past 14 years (see photo below from 2010 Multi-modal trail project plan) and I am not aware of any approval by the public. Who has given this 2024 plan approval thus far? The GCSD General Manager? The GCSD legal counsel? Any current members of the GCSD Board?

The **Project Description** for a new 7.72-acre community park would involve merging a collection of parcels/lots on the Burnham Strip. Why is the Community Center sometimes referred to as the Recreation Center? Is it a community center or a recreation center? Be consistent.

The Project would construct infrastructure - walking paths, fitness stations, park restrooms, outdoor showers, a dog park, small and large group picnic areas, kids' play structures, skate ramp and related skate feature, parking areas, and a renovated and expanded community recreation center. How many square feet and acres of the property will be converted to infrastructure? Why are there so many paved walking trails? Can't we have some dirt trails like those existing on the Strip? Why does everything have to be constructed? These changes to Obispo Road that are proposed including stop signs, crosswalks, signage, flashing lights, should have been included in this IS/MND and discussed. Why didn't those get into the report? The Project includes interpretive, wayfinding, informational, and monument signage. Where would these signs be located and what are the dimensions and colors?



Plan details are labeled above. A plan view is shown on the left of a midblock crosswalk connecting the parking area to the boardwalk with a channelized pedestrian island.



Section C shown on Page 14, minimum six-foot wide sidewalks should be considered for both sides of the highway, the length of this segment, except where it is supplanted by an adjacent 12-foot wide boardwalk connection between Coronado Street and the Surfers Beach parking lot.

Pedestrian Crossings

Two potential new crosswalk locations are identified at Surfer's Beach and Sam's Chowder House with raised median crossing islands. These islands can be designed with vertical elements and high contrast pavement or landscaping to maximize visibility. Treatments

can be used to narrow the crossing, encouraging driver alertness and increasing the willingness of pedestrians.

Both proposed locations are suitable for possible installation of a pedestrian signal. An innovative signal in numerous communities is allowed on California streets. Pedestrian Hybrid Be HAWK. This signal is a pedestrian crossing at intersections. It is a push-button signal. It is a push-button signal to the driver, turns to

As a private citizen and resident of El Granada, I find the following significant impacts to **protected coastal resources without appropriate mitigation to reduce these impacts. These are concerns that were not addressed in the IS/MND** (listed below).

- 1. Public Access** How will the Park Project mitigate and compensate for the significant impact to the public's right of access to the coast and to a sensitive coastal resource area, the iconic [Surfer's Beach](#). Access to parking for the beach will be severely impacted by replacing the existing Surfer's

Beach Parking Lot, used by visitors to the coast and locals for over 30 years, with lawn. This ~47,000 square foot parking lot is located on the Burnham Strip/GCSD property directly across from Surfer's Beach and accommodates approximately 150 vehicles during warm summer days, holidays, and weekends. Please explain why the project's elimination of the existing GCSD Surfer's Beach Parking Lot does not contribute to a **Cumulative Public Access impact** and discuss this in relation to the upcoming **Hwy 1 Multi-modal Project that will eliminate all parking along highway 1** (both sides) from Wavecrest Avenue, located south of Half Moon Bay, through El Granada and north to Moss Beach for new Caltrans Class 2 bike lanes, **the new 2024 restroom/parking improvements** paid for by the City of HMB at Surfer's Beach which deleted all paid parking except for 8 disabled spots, and the **2024 renewal of the lease of the Harbor District's paved Surfer's Beach Parking Lot** to the past owner of the RV Lot even after this owner refused to comply with mitigation measures to provide a public bathroom, to use vegetation to screen the RV's and infrastructure that would not block the scenic view corridor and to use day-sky approved lighting.

- 2. Traffic & Circulation** How will parking of an additional 60 cars parked on the street and the use of 10 slanted parking spaces on Obispo Road impact traffic circulation throughout downtown El Granada? The IS/MND should have included a traffic and circulation study with a comparison of the quantity of the existing parking to future traffic and circulation after the project removes parking - including the current Surfer's Beach Parking Lot (GCSD property) and the current off-road parking along the west side of Obispo Road directly across from CalFire Station #41 as this area is slated for construction of a paved recreational trail through a protected ESHA riparian corridor, within a few feet of a perennial creek (Burnham Creek).
- 3. Public Services** How will parking on Obispo Rd, of an additional 60 cars on the street of and the use of 10 slanted parking spaces, impact the emergency response services from CalFire Station #41 located at the corner of Obispo and Coronado Street? The current route of our coast firetrucks while racing to emergencies is to travel north on Obispo Road to bypass the traffic congestion at Hwy 1/Coronado St. light. The firetrucks then turn left on Avenue Alhambra, left at Capistrano, then a quick right onto the highway. Please discuss this significant impact of congestion on Obispo Road and propose mitigation to lessen the impact.

The community center will evict a \$60,000 asset from the GCSD portfolio. How will the GCSD make up this financial loss of public funds? Explain what childcare opportunities will replace the evicted large preschool of 50 children (Picasso Preschool) and how will GCSD mitigate this significant impact of public resources.

- 4. Noise Impact:** The use of amplified music during Friday, Saturday, and Sunday nights will be a significant noise impact to those residents on residential streets such as Coronado Street, directly across Avenue Alhambra from the proposed community center. I do not believe this impact can be mitigated but there is a possibility that the public's concerns will be negated, and the wedding receptions will occur. Mitigation should include a professional sound report for approval by the community and GCSD Board of Directors with speakers locations, size, and approximate decibels? Describe how the hours will be enforced at the park and community center? Will security guards be hired full-time, day and night, to patrol? Will large, obnoxious signs be placed along Obispo Road

and in the scenic view corridor? Will additional insurance costs be incurred by GCSD to have these events with alcohol served?

5. **Scenic View Corridor.** Won't this project break up a distinct and valuable natural resource, a scenic view corridor? San Mateo County maps show the Burnham Strip in a scenic view corridor. Won't the project transform the open space view into a city park with paved parking, two fenced dog parks (10,300 sf), two large lawns (12,000 sf each), a paved ½ basketball court, and multiple paved trails. This protected view is currently a grand expanse of open space vegetation (native and non-native) that should be restored to the original coastal terrace prairie and coastal scrub. This view corridor has only a few dirt walking paths, but many waters including a 3,000 square foot wetland, a 2,000 square foot intermittent stream, a 4,000 square foot riparian/intermittent stream, and a 98,000 square foot riparian corridor with a perennial creek. All these natural resources are set against a backdrop of the blue and white waves of the Pacific Ocean at Surfer's Beach. Why doesn't this view corridor receive protection as it is the only one in existence along this stretch of State Hwy 1 coastal route? There is no other comparable view along Highway 1 as one travels from the town of Montara to south of Half Moon Bay. Why not include in the proposed plan protection of views to the ocean and scenic coastal areas? Why not ensure the plans are visually compatible with the character of surrounding areas? Per the SMC LCP, the plan should restore and enhance visual quality, not degrade it. Why can't all infrastructure be kept to the Picasso property and/or the existing GCSD Surfer's Beach Parking Lot to preserve the protected scenic view corridor?

- 3) **Poor & Biased Planning:** Why didn't the GCSD present the IS/MND to the Midcoast Community Council (MCC) as promised so that the community would have the opportunity to ask questions and be aware of the 30-day legal public comment period? Why didn't the GCSD inform the community of the contents of a 170-page IS/MND and 267-page appendices? How was the MCC notified of the 2024 park/community center plans and public comment period? Describe the outreach used to notify residents the Midcoast of the public comment period. Explain the planning involved and communications with adjacent property owners.

Did GCSD reach out to Caltrans, County of San Mateo, City of Half Moon Bay, the Harbor District, and CalFire during the planning period for the proposed project or to comment during the 30-day public comment period? What were the results of those communications? The June meeting of the Harbor District included renewal of the Pillar Point RV Park. Did anyone from the GCSD attend this meeting to comment that the lease be denied and the parking lot be returned to the public? If not, why not? Why does GCSD keep saying it is not their problem. Isn't a cumulative public access issue everyone's problem including a public agency who is bound to serve the public?

Why did GCSD send a few rounds of postcard notifications to ONLY El Granada ratepayers during the planning process but did not provide postcard notifications of the 30-day legal CEQA public comment period as promised to see if the community wanted to have a hybrid model childcare/community center as promised by the GCSD Board? Why do three of the five current GCSD Board Directors keep stating that this park/community center plan has already been approved by the public (Lie)_thus downplaying the importance of this 30-day legal comment period to the Initial Study/Mitigated Negative Declaration (IS/MND)? The public should have a right to fully

participate in decisions affecting coastal planning, conservation, and development so why did the GCSD only send park planning notifications ONLY to rate payers/property owners of El Granada negating the large percentage of long-term residents that due to economic conditions cannot afford to own a home on the coast but instead must rent or lease? Isn't this unfair treatment of people of all incomes? Isn't this unfair treatment of a lower economic class which coincidentally are the ones that live the closest to the proposed project location and will experience the negative impacts firsthand?

This Park Project is not carefully planned or consistent with the LCP/California Coastal Commission policies. For example, it does not explain how these developed uses are essential to the economic and social well-being of the people employed within the coastal zone? The proposed project will produce a diminished quality of life resulting from the misuse of coastal resources with a long-term cost as the proposed community center will evict a highly productive, 27+ year childcare facility, Picasso Preschool. Why was the eviction of a public resource (large preschool) not considered a significant impact when this project will evict **the last childcare** facility on the coast (between Pacifica and Half Moon Bay) and is a valuable resource to over 50 families and working parents on the coast? Why wasn't a Needs Assessment and Analysis conducted prior to the development of this IS/MND as promised during a 2022 and 2023 meeting by then President Barbara Dye after the purchase of the 1.7 million dollar Picasso property? This Needs Assessment and Analysis should be included in this IS/MND.

Why did the GCSD use a city park designer (K&K) with no experience in wetland restoration, sea level rise, or coastal erosion and geology?

Why did GCSD employ a new firm (Montrose) to conduct the biological assessment for the IS/MND instead of using the 2018 BioMaAS biological assessment report? Is it because environmental constraints were identified that were not in alignment with the GCSD plan? The Montrose report is much slimmer than the previous 2018 report and has incorrect or missing information. The Montrose Biological Assessment states that the Burnham Strip has few flowers that produce nectar and pollen required by the Western Bumblebee, a special status species, yet the property is currently covered by bird's foot trefoil, a plant known to attract bumblebees, as evidenced by the numerous, yellow-faced bumblebees observed presently on the Strip. The Montrose report says there are no rodent burrows for bumblebee nesting but there are abandoned rodent burrows notably by the concrete manhole covers available. The Montrose report includes 12 upland plant species but only a few wetland species. This is a biased survey as it missed numerous obligate and facultative wetland species found on the property especially in the undisclosed 3,000 square foot wetland. Wetland plants found right now (June 17, 2024) on the Burnham Strip include sedge (*Carex* sp.), slender clubrush (*Isolepis cerua*), toad rush (*Juncus bufonius*), brown headed rush (*Juncus phaeocephalus*), hyssop loosestrife (*Lythrum hyssopifolium*), purple loosestrife (*Lythrium salicaria*), fringed willowherb (*Epilobium ciliatum*), hooker's evening primrose (*Oenothera elata* ssp. *Hookeri*), meadow barley (*Hordeum brachyantherum*), rabbits foot grass (*Polypogon monspeliensis*), water beard grass (*Polypogon viridis*), and silverweed (*Potentilla anserina* ssp. *Pacifica*). The Montrose report also did not include a large upland area of California Coastal Commission/San Mateo County Local Coastal Program protected beach strawberry (*Fragaria chiloensis*) between the

two intermittent streams and has no mitigation for the impacts which should minimally include salvage and replanting of these protected plants. The Montrose report also does not mention the thousands of invasive white garden snails (*Theba pisana*) found hanging from the vegetation along the entire northern margin of the property from the Picasso Preschool to the southern intermittent stream/riparian corridor. Thus, the Montrose report has no mitigation proposed to stop the spread of this invasive agricultural pest such as decontamination of equipment and materials used on the Strip and thus construction will spread this invasive species throughout the coast and even to inland areas. The Montrose report has few wildlife sightings and does not include our resident coast garter snakes that forage on the property. In fact, the Montrose report claims no snakes (including the San Francisco garter snake) are expected on the property since cats are using the Strip. That is a false statement. There are two resident coyotes that use the Strip as a wildlife corridor and foraging habitat. Most years, they also have a den of pups on the Strip or adjacent properties. This year they have 3 pups to feed and would efficiently snatch any cat on the Strip for a quick bite as no cat can outsmart a coyote. Just ask the residents that live adjacent the Strip. Many have lost domestic pets to coyote attack at dusk or dawn. This false cat statement used in the Montrose report would not negate the possibility of the California red-legged frog using the drainages or Burnham Creek as the nearest observation of a California red-legged frog occurred on Sonora Avenue in El Granada. This adult frog was found in a neighborhood filled with domestic outdoor cats where one of them brought the frog to the cat owner. The Montrose report does not include many animals using the strip as a wildlife corridor and foraging habitat including the coyote patrolling for rodents, the skunks digging up roots, Swainson's thrush singing in the riparian corridors, great-blue heron hunting rodents in the strip, brewer's blackbirds picking seeds off the tall grasses, tree and barn swallows capturing insects on the wing, the resident pair of red-tailed hawks that use the Strip as a hunting ground to train their young of the year but the Montrose report does incorrectly list acorn woodpecker using this property of which there is no habitat or sightings. This lack of observations and inaccuracies make one question how were the Montrose biological surveys conducted? Did the 3 surveyors transect the entire property spaced 15 feet apart starting in the north and then to the south? How did they possibly conduct surveys on a 7 acre property in one day? Bird surveys should have included a 500 foot offset from the project boundary for nesting raptors. Did the surveyors include this area? The Montrose report is not "using the best available data" and needs to include a map of all areas surveyed and what was found in each area.

- 4) **Recreation Opportunities.** Won't this lack of parking diminish the wide range of water-oriented recreational activities for low- and moderate-income persons at Surfer's Beach where visitors can be seen fishing, swimming, picnicking, roller skating, bird/whale watching, lift foiling, stand-up-paddle boarding, surfing, building sandcastles, and dog walking? How will the project prevent the closure of the three surf schools that use the informal parking lot daily to stage their beginner and intermediate classes? Three surf schools use this parking lot for access to Surfer's Beach, one of the few coastal beaches with consistent waves and thus the perfect site where many local children (including my own) and our visitors to the coast can receive their first surf lesson. Where will these surf schools park? Will the proposed GCSD parking be open to all? Will they be paid parking spots? What kind of signage (enforcement/hours/etc.) will be in the view corridor? – please specify quantity of signs, size dimensions, and approximate location.

- 5) **Public Safety.** The loss of the large GCSD Surfer's Beach Parking Lot will push visitor parking into the narrow residential streets of El Granada. Why didn't the IS/MND discuss these public safety issues? Please address the potential for dangerous conditions such as those during the 2020, Shelter-in-Place (SIP) Governor Newsom's Executive Order N-33-20, when all beach parking lots were closed by the Sheriff including the GCSD Surfer's Beach parking lot. This caused a rift between visitors to the coast and residents of El Granada due to competition for the limited street parking. Visitors to the coast took up all the parking spots that residents relied upon and even made some new off-road parking spots. The rate of vehicular accidents rose. A hostile climate seeped into this normally welcoming small town with subsequent verbal and sometimes physical altercations on the streets of Obispo, Avenue Alhambra, and especially Portola where the Post Office parking was taken over by visitors to Surfer's Beach impacting the handicapped, elderly, and those residents that live in the steep highlands of unincorporated El Granada because if you could not walk to the EG Post Office, you could no longer obtain your mail simply because there was no place to temporarily park. This was a significant impact on the residents as we have no physical mailboxes and instead receive all mail from a post office box.
- 6) **Sea Level Rise.** Scientists predict a one foot or more rise in sea level by 2050. How will the infrastructure be protected against sea level rise and flooding? The proposed plan does not take this into account or address the adverse effects of sea level rise. The Burnham Strip is in a flood plain (Geological Report, 2023) and is the last chance for filtration and sediment reduction of the runoff from the majority of El Granada. Will construction require additional costly methods or materials? Based on the Geotechnical report in the IS/MND appendices, please discuss the construction means and methods for the total area of 10,300 square foot for two dog parks, and the two 12,000 square foot lawns for a total area of 24,000 square feet, the basketball ½ court, the bathroom, the skate ramp, and especially the obliteration of a wetland for construction of a detention basin "rain garden".
- 7) **Local Coastal Program (LCP) and Wetlands.** The proposed Park Project does not adhere to the San Mateo County (SMC) Local Coastal Program as it has failed to protect a wetland on the property identified in two property reports including a 2018 Biological Resources Assessment and a SMC Resource Conservation District (RCD) 2017 Natural Resources Management Plan for Burnham Strip. According to the 2023 Final Rule (33 C.F.R. § 328.3) of the Clean Water Act Regulations Defining "waters of the United States, (c)(1) Wetlands means those areas that are **inundated or saturated by surface or ground water** at a frequency and duration sufficient to support, and that under normal circumstances do **support, a prevalence of vegetation typically adapted for life in saturated soil conditions**." The RCD referred to a potential wetland in their report stating, "*There is a depression in the north-east section of this field which holds standing water during and after significant rain events. Near the lower depression of this section were hydrophytic plant species such as spreading rush (*Juncus patens*), brownhead rush (*Juncus phaeocephalus* var. *phaeocephalus*), and common three-square bulrush (*Schoenoplectus pungens* var. *longispicatus*). Hydrophytic plants are plant species that adapt and thrive in a more wetted environment.*" These plants as well as many more wetland plant species were included in the 2018 Biological Assessment but were notably absent in the 2023 Montrose Biological Assessment provided in the IS/MND. Please justify why this proposed plan does not identify this wetland and instead plans to construct a rain garden in its place. Please

provide mitigation measures to salvage all wetland (Obligate and Facultative wetland) plants to use post-construction. Who will dig up the hundreds of plants? Where will they be stored during construction? Will there be monitoring and maintenance post construction?

Explain why a new wedding reception venue is essential to the economic and social well-being of the people employed within the coastal zone as there are already twelve wedding reception venues within a 2-mile radius of the Burnham Strip. Per the LCP, how are the new community rooms essential to the economic and social well-being of the people employed within the coastal zone when we already have other vacant community rooms ready for use? Who will use these new facilities? What groups have expressed an interest in renting or using for free these new community spaces? Why is a new exercise venue essential to the economic and social well-being of the people employed within the coastal zone as there is already a strip mall of exercise spots such as hot yoga, that are used sparingly and occur within walking distance of the Burnham Strip.

- 8) **Native Enhancement:** Why wasn't the SMC Resource Conservation District (RCD) 2017 Natural Resources Management Plan for Burnham Strip implemented as described to enhance native wildlife and plant populations and to eradicate invasives for the last seven years? With the exception of bi-annual mowing and a 2018 acacia tree removal in the riparian corridor of the southern intermittent drainage there has been no management activities conducted. Lack of management of this property by the GCSD has resulted in an explosion of the invasive white garden snail and the promotion of weedy plants now outcompeting the beneficial natives. Hydroseeding of native plants after construction of past projects on the strip was never monitored or maintained and now very few of those native plants in the seed mix have survived. It is obvious that the GCSD is not well equipped to manage or monitor restoration attempts so who will GCSD task with the proposed park maintenance and monitoring? What are the methods and costs associated with all the infrastructure, the native plant enhancements, and the invasive species eradication that will occur for this park and community center?
- 9) **IS/MND did not use the best available technical studies:** Although this Park is in the Coastal Zone and thus will require a Coastal Development Permit, I am concerned that the IS/MND does not disclose all protected resources and is thus not in compliance with the policies of the Local Coastal Program (LCP). For example, the 2021 RCD wetland delineation was not conducted according to the USACE Wetlands Delineation Manual as the surveyor noted, "No shovel" on the data sheets thus removing one of the required tests to determine hydric soils. The surveyor also miscategorized wetland plants as upland plants skewing the results. An independent wetland delineation conducted in 2024, identified obligate and facultative wetland plants dominating the ~3,000 square foot wetland at the northwest corner of the Burnham Strip, adjacent Obispo Road. This wetland and its wetland plants were not included in the IS/MND 2023 Montrose Biological Assessment. Perhaps they did not walk this area? You cannot be sure since the report does not describe the methods used to assess the property or areas not surveyed such as the wetland. **How can you justify filling in an existing wetland obliterating numerous obligate and facultative wetland plants to make a "rain garden"?** This is a waste of resources and extremely costly. Please include this wetland in your project IS/MND and in your subsequent notification to CDFW during permit application. Include minimization measures specifically requiring that: (1) all paths be elevated (catwalks) so as

not to impede the movement of water, (2) all construction takes place during daylight hours, & (3) all projects be reviewed by the State Department of Fish and Game and State Water Quality Board to determine appropriate mitigation measures. If the project destroys the 3,000 square foot wetland, require as a mitigation measure that all native wetland plants be salvaged for use after the construction of the detention basin "rain garden".

- 10) **Public Health and Safety - Water Quality.** The placement of two dog parks will significantly degrade the sensitive habitat area as they are sited in a flood plain adjacent an intermittent stream that flows into the sea (Pacific Ocean). Why wasn't the impact to human health of the surfers and swimmers at Surfer's Beach discussed? Unless the dog parks implement some sort of giant drip pan underneath the bark medium, the urine and feces will negatively impact an already compromised outflow. A May 2020 Burnham Strip Stormwater Management Opportunities report from the RCD stated, ***"Stormwater from the southern ditch, which discharges at the El Granada Outfall (near Surfer's Beach), has been found to be heavily contaminated. This contributes to an ecological and public health issue at Surfer's Beach. First Flush data has shown elevated levels of fecal indicator bacteria, phosphates, copper, and zinc."*** Is this the right place to have animal feces/urine deposited? What are the construction materials and maintenance proposed to reduce contaminants from the two dog parks that may outflow to the ocean? And why do we need another area for dogs? There is already an off-leash dog park (Quarry Park) within walking distance that is hardly used. Why can't the tourists continue to run their dogs off leash (due to lack of enforcement) at Surfer's Beach? Why can't residents continue to use the El Granada medians where residents currently run their dogs and has existing poo bag dispensers/garbage cans?

Sincerely,

Jill Grant

[REDACTED]

Comment #54**Proposed park comments**

crmickelsen@gmail.com <[REDACTED]>

Mon 6/17/2024 10:39 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Hope Atmore,

I do have concerns about the proposed park and community center. First and foremost, I am concerned about the intensity of use, ie, the allowance of amplified music until 10 PM. Currently, I can hear amplified music from Princeton proper. This project being a mile closer to my home brings me great concern. Another concern I have is that I see this project as an attractive nuisance. What measures will be taken to keep the coastal caravan of RVs from using this as a new home base? In that vein, who actually will be policing and enforcing the conditions laid out in this Mitigated Negative Capital Declaration? These are but a few of my concerns. Having spoken to neighbors, I believe they have adequately addressed many others.

Thank you for your consideration,

Chris Mickelsen
Lifelong coastal resident (20 years in El Granada)

Sent from my mini keyboard

Comment #55

Burnham Strip Public Comment

Helene Campagnet <[REDACTED]>

Mon 6/17/2024 10:40 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Hello,

I'd like to register several concerns. These are significant enough to warrant re-examination of the plan.

Wildlife: How will the wildlife that is found on the Strip be accommodated in the current development plan? Coyotes and Great Blue Herons, along with innumerable other species, inhabit this area. How will they be protected? What is the plan to protect these animals, and visitors and their dogs, from contacts with each other?

Water contamination: How will runoff from dog areas containing dog feces and urine be mitigated to avoid beach and ocean contamination?

Lawns: Lawns are notorious water hogs, and generally are not seeded with native species. Why are lawns a part of the plan? What kind of grass will be used? Have options, like native pasture, been considered? How will excessive water use be mitigated?

Any insights you can provide to the above concerns would be appreciated.

I'd like to receive notifications of future meetings and public comment deadlines. Please add me to your contact list.

Thanks,

Helene Campagnet
El Granada

Comment #56

IS/MND Comments

DJ Anderson <[REDACTED]>

Mon 6/17/2024 10:48 AM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello Hope,

Thank you for taking comments for the IS/MND for the proposed 7.72-acre community park.

I am a 17-year resident of El Granada and have own my home since 2007.

I am deeply opposed to the building of this park. We have Quarry Park that serves our community well. We will remove "The Jetty" which I'm sure you know is the parking area and skateboard ramp that serves our community. This is also a place in which musicians and bands place and it is a gathering place for our teens who are spending time outdoors instead of in front of screens.

We will remove parking for those visiting Surfer's Beach which means that those not able to walk to the beach will inevitably park on the streets and leave their trash, similar to what happened during COVID and on particularly busy days.

I am all for sharing this beautiful, public place with anyone that wants to spend time on the Coastside, but a park in what is now beautiful open space to create a park that is not needed. It will cause congestions and will remove valuable and beautiful open space.

Thank you,

Denise Anderson
[REDACTED]

June 15-24

Burnham park (ing lot)

Why would The GCSD planners move parking and the skateboard ramp NORTH from where it is now - IT WAS NEVER A problem its in a Central Location for Food Beverages - E.G Bev - E.G. Handwore Breakwater BBQ post office + more parking for surfers and Beach goers. "If its Not Broken why fix it..."

Then adding a Dog park why? Just more noise to affect residents off the Frontage road - is there some sort of noise barrier for all the barking 24 hours?

Having a commercial venue for parties at Preschool house more noise congestion and parking issues with alcohol promotes unruly events -

Walking trail are simple and needed for the area adding playgrounds dog parks Bathrooms BBQ's with picnic table is too much for such a small area - in front of residential homes, and highway one seems like uncontrolled chaos after time like inner city stuff congestion - noise - and trash - overnight parking

'pollution, unruly events that El Granada's future drifters 'R.V.'s and dirty dirt caused by over flow and use of public property for camping Nights will be crime infested - with left over trash congestion from highway in parking diverted to residential El Granada Not a good plan its flawed

So residents pay for other's pleasures - close a school turn off fog horn/can't hear the ocean any more just trash, traffic, and weekend congestion more to come

Keep it simple civil and clean -

Burnham Park

Giancarlo Hnatt <[REDACTED]>

Mon 6/17/2024 11:37 AM

To: Hope Atmore <hatmore@granada.ca.gov>

June 15th, 2024**To GCSD,**

Why would the GCSD planners move parking and the skateboard ramp north from where it is now? It was never a problem. It's in a central location for food and beverages - located a block from El Granada Beverages, the El Granada Hardware/Deli, and Breakwater BBQ, next to the post office. And more parking for surfer's and beach goers? If it ain't broke, why fix it!

Why is there a dog park? Just more noise to affect residents off the frontage road. Is there going to be some sort of noise barrier for all the barking at all hours of the day?

Adding basketball hoops would also be a concern. We already have El Granada school there which is great for basketball. Maybe help to direct people there.

Having a commercial venue for parties at the existing preschool will cause more noise, congestions and parking issues. Alcohol promotes unruly vents.

Walking trails are simple and needed for the areas. Adding playgrounds, dog parks, bathrooms, BBQ's with picnic tables is too much for such a small area - in the view of residential homes.

Highway one seems like uncontrolled chaos and this park will bring inner city stuff like congestion - noise and trash - overnight parking - pollution - and unruly events that El Granada's future will bring drifters, RV's and dirty dirt caused by overflow and use of public property for camping. Nights will be crime infested with leftover trash and traffic from Hwy One parking will be diverted to residential El Granada - not a good plan!

This plan is flawed. Resident's will pay for other's pleasures. To close a school is like turning off the foghorn. We can't hear the ocean anymore just trash, traffic and weekend congestion with more to come.

Keep it simple, civil, and clean!

**GianCarlo & Sherrie Lynn Hnatt
El Granada residents, 67 years (3rd generation-Coastside)**

Robert R. Rathborne

[REDACTED]

HALF MOON BAY, CA 94019

June 15, 2024

Hope Atmore

Granada Community Service District

I am writing these comments after reading the NOTICE OF AVAILABILITY /NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION for the GRANADA COMMUNITY PARK AND RECREATION CENTER PROHJECT. I am an El Granada resident living at 163 Balboa, El Granada,. I have resided here for more than 50 years.

On the face of it, this proposed improvement appears to be for th general public as well as El Granada residents. If this is the case and the project is adopted, El Granada residents will be paying construction and operating costs that benefits a larger, non contributing , community. This is a primary concern of many El Granada residents.

As I understand the proposal it includes a dog park, picnic facility. showers and restrooms, relocated parking area, conversion of the priory school to a wedding venue, etc. Specific concerns are noted below. If the project is constructed is will change the character of El Granada significantly.

- Notification – was there any attempt to notify our residents of this proposal? If no, why not? The proposed project could become a public venue and the traffic is already difficult during peak periods.
- What operating hours are contemplated if the project is built?
- Who will police the project and who will pay for these services?
- Who will maintain this proposed park and what is the proposed budget
- What is the budget of the proposed project?
- Is there a landscape plan for this project and what are the estimated costs?
- Is there any mitigation for the homeless? With restrooms and showers this is a very attractive spot.
- What are the proposed hours for the dog park? We all know that dogs bark, especially around other dogs. Residents live within 300 feet of the proposed park and will be impacted by the barking.
- Since when does a public agency operate a wedding venue, open to the public, and paid for by residents?
- I note your title is Assistant General Manager. How many people work for the Community Services District and what are their job descriptions?

I thank you in advance for responding to my comments I sincerely hope that it will not be necessary to seek the requested information under the Public Records Act.

Robert R. Rathborne

[REDACTED]

Resident - Sherrie Anath 67 years

[REDACTED]

- Daniel Burt 32 years

[REDACTED]

- Local 65 years -

Robert R. Rathborne



HALF MOON BAY, CA 94019

June 15, 2024

Hope Atmore

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- What are the proposed hours for the dog park? We all know that dogs bark, especially around other dogs. Residents live within 300 feet of the proposed park and will be impacted by the barking.
- Since when does a public agency operate a wedding venue, open to the public, and paid for by residents?
- I note your title is Assistant General Manager. How many people work for the Community Services District and what are their job descriptions?

I thank you in advance for responding to my comments I sincerely hope that it will not be necessary to seek the requested information under the Public Records Act.

Robert R. Rathborne



Chad Greenfield



Long time resident.

To Hope Atmore & PESD
From Lem Schukky
June 2024

top ATN
top ATN

County Services District
Board

Dear Hope,

As an El Granada homeowner and one who was actively involved in the preservation of the Burnham strip as well as co chair of measure "G" for Parks and rec here I am deeply concerned about the impact that this park as planned will have on this community. I live on the front of Granada directly across from the Burnham strip.

* First I ask that you extend the comment period for 30 days.

Here are some thoughts and comments on the proposed plan.

- overall the park design needs to be scaled back to more of a passive park.
- while I understand the board wished to please everyone, mainly the most vocal - I feel those who wished to preserve a peaceful greenspace were overrun and outvoted. (The original plan was that of a passive park)
- I have concerns about:

the planning process - Poor - biased

Parking - We are not obligated to provide County Parking

NO Parking along Alhambra + obispo
↑ Congestion along these narrow front streets
loss of parking along Hwy 1 + Surfers beach

Park design + Activities - Dog Park issues
accurate assessment of impacts i.e. traffic congestion

View corridor, LCP compliant?

Scenic vistas - preserve

Community centers

lighting, Dark sky International compliant

landscaping

blockage of view to Mavericks from Ave Alhambra.



Comment #60

Comment for Granada Community Park and Recreation Center Project

Kate Broderick <[REDACTED]>

Mon 6/17/2024 11:32 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Cc: MCC <midcoastcommunitycouncil@gmail.com>; smc_supmueller@smcgov.org <smc_supmueller@smcgov.org>

GCSD,

Coastside Families Taking Action ("CFTA") is an organization of over 250 families on the Coastside dedicated to making the San Mateo Coast a welcoming, supportive, active, and empowering place for children and families. We are working for a diverse, progressive, sustainable, and equitable Coastside. We are writing on behalf of many concerned parents, educators, and community members regarding the proposed eviction of Picasso Preschool to make way for a new community center. While we appreciate the initiative to enhance community services, we believe that evicting the preschool is not the best course of action for several important reasons:

1. **Early Childhood Education:** Picasso has been a cornerstone of early childhood education in our community for over 20 years. It provides an essential service, offering quality education and care to our youngest residents. Disrupting this institution would have a significant negative impact on the children's development and well-being.
2. **Community Impact:** The preschool is a trusted and valued resource for many families in our area. Evicting it would create a void that would be difficult to fill, especially for working parents who rely on its services. The disruption could lead to a loss of trust in local government decisions.
3. **Community Need:** When GCSD conducted its community survey to see what the community wished to see included in the planned community center, the majority of respondents wanted early childhood education (because preschool was not an option for the multiple choice selection). The community wants Picasso to stay.
4. **Economic Considerations:** Many families will choose to leave the area because they cannot find available childcare or choose not to move to the Coastside for the same reason. Having young families brings lots of economic benefits to a community.
5. **Alternative Solutions:** We urge GCSD to explore alternative locations for the new community center. There may be other sites within our jurisdiction that can accommodate the new facility without displacing the preschool. Like the vacant firehouse up the street or the many vacant office spaces on Ave Alhambra or in the harbor. Or a lease back option, for example, leasing the space to Picasso in the new community center. We believe a thorough review of all available options is essential to make an informed and balanced decision.
6. **Community Engagement:** The decision-making process for such significant changes should involve extensive community engagement. We request a community needs assessment

performed by an independent third party. Transparency and community involvement are key to ensuring that the final decision serves the best interests of all stakeholders.

7. Equity in Education: Closing Picasso would disproportionately impact families with fewer resources, exacerbating existing inequalities in our community. Access to affordable, high-quality early childhood education is a critical factor in promoting equity and ensuring that all children, regardless of their background, have the opportunity to succeed. Evicting the preschool undermines these efforts and signals a devaluation of early childhood education, which is essential for the long-term prosperity and sustainability of our community.

While we support the development of new community facilities, we strongly oppose the eviction of Picasso. We urge you to consider the long-term impacts on our children, families, and the community as a whole. We believe that with careful planning and community input, a solution can be found that accommodates the needs of all parties. Thank you for your attention to this critical matter. We look forward to your response and to participating in a constructive dialogue to find a mutually beneficial resolution.

Sincerely,

CFTA

California Department of Transportation

DISTRICT 4
OFFICE OF REGIONAL AND COMMUNITY PLANNING
P.O. BOX 23660, MS-10D | OAKLAND, CA 94623-0660
www.dot.ca.gov



June 17, 2024

SCH #: 2024050693
GTS #: 04-SM-2024-00577
GTS ID: 32922
Co/Rt/Pm: SM/1/32.314

Hope Atmore, Assistant General Manager
Granada Community Services District
PO Box 335
El Granada, CA 94018

Re: Granada Community Park and Recreation Center Project – Mitigated Negative Declaration (MND)

Dear Hope Atmore:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Granada Community Park and Recreation Center Project. The Local Development Review (LDR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities. The following comments are based on our review of the May 2024 Draft MND.

Please note this correspondence does not indicate an official position by Caltrans on this project and is for informational purposes only.

Project Understanding

The proposed project will develop a new 7.72-acre park on the site for recreational uses, which would include active and passive recreational zones, walking paths, fitness stations, park restrooms, outdoor showers, a dog park, small and large group picnic areas, kids' play structures, skate ramp and related skate feature, parking areas, and a renovated and expanded community recreation center. The proposed walking trails will direct pedestrians to the existing crosswalk at the intersection of Coronado Street and State Route (SR)-1, providing access to San Mateo County's Midcoast Multi-Modal Trail, parallel to SR-1 to the south, and to Surfer's Beach and the California Coastal Trail to the west. The project will also install wayfinding signage and renovate and enhance two existing onsite drainage channels and expand and improve onsite vegetation. The project site is located directly adjacent to SR-1.

Travel Demand Analysis

With the enactment of Senate Bill (SB) 743, Caltrans is focused on maximizing efficient development patterns, innovative travel demand reduction strategies, and multimodal improvements. For more information on how Caltrans assesses Vehicle Miles Traveled (VMT) analysis for land use projects, please review Caltrans' Transportation Impact Study Guide ([link](#)).

The project VMT analysis and significance determination are undertaken in a manner consistent with the Office of Planning and Research's (OPR) Technical Advisory. Per the IS/MND, this project is found to have a less than significant VMT impact, therefore working towards meeting the State's VMT reduction goals.

Pedestrian and Bicycle

This project may affect pedestrian and bicycle transportation along SR-1 as the project site is immediately adjacent to the northbound side of SR-1. Proposed walking trails will direct pedestrians to the existing crosswalk at the intersection of Coronado Street and SR-1.

Given the likelihood of pedestrians crossing Obispo Rd and Alhambra Rd to access the park, please consider adding additional signs, markings, and other enhancements to increase motorist yield rates for pedestrians. Regarding the design of the provided Park Plan in Appendix A, please consider widening and paving the road shoulders on Obispo Rd and restriping to create additional dedicated space for pedestrians and cyclists. Please also consider whether additional bike parking is appropriate.

Hydrology

With the increase of impervious areas, please demonstrate that there will not be any increase in ditch velocities for both ditches and/or flow that enters the State Right of Way (ROW). Please specify how the onsite widened ditches will conform to existing State ditches and verify that there will not be an increase in velocity that may cause erosion when possibly conforming a larger ditch into a smaller existing ditch.

For future design phase review, the submittal should include watershed maps for existing and proposed conditions as well as plans, details, and calculations to show that the proposed widened ditches will not adversely impact the integrity of existing ditches.

Construction-Related Impacts

Project work that requires movement of oversized or excessive load vehicles on State roadways requires a transportation permit that is issued by Caltrans. To apply, please visit Caltrans Transportation Permits ([link](#)).

Prior to construction, coordination may be required with Caltrans to develop a Transportation Management Plan (TMP) to reduce construction traffic impacts to the State Transportation Network (STN).

Lead Agency

As the Lead Agency, the Granada Community Services District is responsible for all project mitigation, including any needed improvements to the STN. The project's fair share contribution, financing, scheduling, implementation responsibilities and lead agency monitoring should be fully discussed for all proposed mitigation measures.

Equitable Access

If any Caltrans facilities are impacted by the project, those facilities must meet American Disabilities Act (ADA) Standards after project completion. As well, the project must maintain bicycle and pedestrian access during construction. These access considerations support Caltrans' equity mission to provide a safe, sustainable, and equitable transportation network for all users.

Encroachment Permit

Please be advised that any permanent work or temporary traffic control that encroaches onto Caltrans' ROW requires a Caltrans-issued encroachment permit. As part of the encroachment permit submittal process, you may be asked by the Office of Encroachment Permits to submit a completed encroachment permit application package, digital set of plans clearly delineating Caltrans' ROW, digital copy of signed, dated and stamped (include stamp expiration date) traffic control plans, this comment letter, your response to the comment letter, and where applicable, the following items: new or amended Maintenance Agreement (MA), approved Design Standard Decision Document (DSDD), approved encroachment exception request, and/or airspace lease agreement.

The checklist TR-0416 ([link](#)) is used to determine the appropriate Caltrans review process for encroachment projects. The Office of Encroachment Permit requires 100% complete design plans and supporting documents to review and circulate the permit application package. To obtain more information and download the permit application, please visit Caltrans Encroachment Permits ([link](#)). Your application package may be emailed to D4Permits@dot.ca.gov.

Thank you again for including Caltrans in the environmental review process. Should you have any questions regarding this letter, please contact Luana Chen, Transportation Planner, via LDR-D4@dot.ca.gov. For future early coordination opportunities or project referrals, please contact LDR-D4@dot.ca.gov.

Hope Atmore, Assistant General Manager
June 17, 2024
Page 4

Sincerely,

A handwritten signature in black ink, appearing to read "Luo Yunsheng". The signature is fluid and cursive, with the first name "Luo" written in a larger, more prominent script than the last name "Yunsheng".

YUNSHENG LUO
Branch Chief, Local Development Review
Office of Regional and Community Planning

c: State Clearinghouse

Comment #62

Add Pickleball Court

Tom Mattusch <[REDACTED]>

Mon 6/17/2024 1:21 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Please consider adding a Pickleball Court or two.

Regards,

Tom Mattusch

[REDACTED]

Comment #63

Granada Community Park comments

Alissa Teige <[REDACTED]>

Mon 6/17/2024 4:29 PM

To: Hope Atmore <hatmore@granada.ca.gov>

To: Hope Atmore, Assistant General Manager

Please accept the following comments

As an El Granada resident, who walks through the area that will be altered by the park, and who drives to nearby businesses/services and uses Obispo as a local route when traffic (as it often is) is congested on the highway, I do have some questions and concerns. I grew up here and have more recently returned to the area... I am rather familiar with it.

My first concern is with the vague description of what will become of parking ultimately, and during the building process. I'm not sure if there is a lack of communication about the plan, in writing or in the visuals, or lack of a plan. It is unclear.

When I look at this image, all I can think is... where are the cars? We can't just pretend they don't exist.



On busy days, there are many cars in the dirt lot... which could hold around 50+ cars if they are parked thoughtfully. The parking lot right by the beach is now gone. It is suggested that parking along the road will be reduced. This means beachgoers will be hunting for parking, slowing HWY 1. That will still be a problem. Now, will slowed traffic be an issue on Obispo as well? Will beachgoers be hunting for parking or stopping traffic to pull into or out of spots? If so, everyone I spoke to agrees they are really going to resent the park.

I am not satisfied by any answer that suggests that other projects are the issue. This one will be the problem in our eyes if we watch a large parking lot eliminated, a park created that is meant to bring more people to the area, all without ample parking solutions that do not add confusion or congestion. If neither the dirt lot is available nor new parking is created for a long span of time, this will also be a huge issue. If there is already a plan that speaks to all I have mentioned... which I assure you is of utmost importance to residents, it should be made clear.

If the plan is "good luck," and beachgoers will be pushed to park in the neighborhood, as they were when lots were closed during the pandemic, it is a choice to condemn us to hassle and trash, spread into the community. That will be rough branding for the park, if the intention is for us to feel positive feelings about its development. But perhaps the aim is not to actually serve the community but to make the community look a certain way, in passing, to visitors. Looking raw and rural, unique and beautiful is not it, perhaps. I think we need some reassurance, here.

My second concern is with the “passive grass.”

The green color is very strange and jarring in the environment... especially with so much of it. Why are we doing this? We have a lovely beach to sit on, to play on. I can only wonder what the upkeep will be like... how much water to keep grass that green? Anything that isn't golf course level grass doesn't seem to make it... but then why have it? Is this truly a drought conscious choice? We can't forget we are in California.

On the other end, I do hope all of the drainage has truly been carefully planned. I do see a lot of mention of it in the report, and hope that it works out. I love walking on the trail through the strip, to go see the ocean, & watching the heron hunt, feeling like I'm in nature. I will miss that—I also hope the bits about retaining a natural look or feel of the area are genuine.

Best of luck,
Alissa Teige

Comment #64**Comment for Granada Community Park and Recreation Center Project**

Dan Haggerty <[REDACTED]>

Mon 6/17/2024 4:57 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Cc: Dan E3M Haggerty <[REDACTED]>

GCSD,

Below are my personal comments on the Park and Recreation Center Project.

Parking

As GCSD already knows there has always been a great need for Beach Parking for Visitors and Locals. Keep the existing informal Parking Lot as it provides the maximum amount of parking possible and has excellent access from Obispo Rd. I do not agree that the current plan does not significantly impact existing needed beach parking.

Natural Feel to the Area

Although the plan generally does look nice, I question if it is the correct design for this area. The feel I get from looking at the plans are that it is over developed and does not blend or connect with the oceanside feel. I think that there will be an ongoing fight to pull weeds and will not look like it does in the renderings. Please scale back to a simpler plan that would eventually connect better with the ocean attraction. This is a wildlife corridor and foraging habitat. I do not agree that the current plan does not significantly impact the natural feel to the area.

Trail on Obispo Rd.

Building the trail on Obispo Rd. vs. the Highway side will encroach on the Riparian area and require significant engineering and expenses. This plan will also reduce needed parking on Obispo Rd. I do not agree that the current plan does not significantly impact Obispo Rd. parking and the Riparian element.

Dog Park

I don't believe a Dog Park is needed. There are many other places to take dogs.

Wetlands on the north side of park

Please acknowledge the wetlands on the north side.

Picasso Preschool

I believe there should be a way to have a hybrid type of situation that would allow for Picasso Preschool to continue to exist in the building.

Thank You,

Dan Haggerty
El Granada

Comment #65

Comments regarding proposed GCSD park and community center

Stephen Pohlmeier [REDACTED] >

Mon 6/17/2024 4:58 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Dear Hope,

My wife and I are eight-year residents of El Granada with three young children and are writing to express our concerns regarding the current development plans for Burnham Strip and Picasso Preschool.

Overall, we believe the Board needs to pause and re-evaluate the scope and priorities of this project. The community has significant, valid concerns regarding negative impacts to traffic, parking, pollution (noise, light and otherwise), the environment and the availability of early childhood education. These concerns need to be considered, addressed and incorporated into a revised plan going forward.

Of primary concern is the potential loss of Picasso Preschool – slated for eviction in 2025. The public was never polled on this specifically, meaning that any prior support for a community center did not contemplate a "zero sum game" involving the loss of this essential community resource. As you know, there is already a severe structural deficit in preschool availability on the Coast, with waiting lists at every program creating uncertainty and impossible choices for working parents. In that context it is beyond irresponsible for GCSD to evict the Midcoast's largest preschool operator from the only location available to house them. Because it is uniquely difficult to get anything built on the Coastsides, we are not confident that the current Picasso offering can or will be replicated elsewhere, and certainly not in a timely, economically viable and self-sufficient manner.

We have heard some on the Board say that Picasso Preschool was not viable, that it was going to close without GCSD intervention, etc. The community should know that those statements are and were factually inaccurate. Not only is Picasso Preschool a viable business that absent GCSD intervention would have remained a preschool indefinitely, it is an essential public resource. The school is self-sufficient, provides good, local jobs, pays taxes and saves working families countless hours of unnecessary driving time, therefore reducing traffic and improving the environment.

Regarding parks and recreation and the district's proposed community center – this is a completely discretionary "nice to have" that our community does not need (certainly as compared to its last preschool of size). El Granada is already surrounded by thousands of acres of parks, plus the beach, coastal trail, harbor and ocean.

Lastly, regarding GCSD's budget, and this point is critical: the funding for GCSD's parks and community center will come from a local property tax rebate (for lack of a better word). However, there is a risk that a higher governmental power could conceivably pull this funding from GCSD at a later date, leaving us with no resources to fund or maintain the park or center in the future. Local bond issuances have been mentioned as a potential funding source – we should not count on them! We simply should not put ourselves at the mercy of higher government powers who run chronic budget deficits. We should not be in such a rush to close Picasso Preschool, a valuable revenue source for the district and cultural asset for the community.

In summary, we believe the preschool can and should remain in its current location. The park and community center should be re-evaluated, postponed and significantly narrowed in scope.

Sincerely,

Stephen Pohlmeier

El Granada

Comment #66

El Granada Beach Park Concerns

Lucas Flosi [REDACTED] >

Mon 6/17/2024 5:00 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hi Hope,

I am writing today to express some concern over the new park. I grew up in the community and recently purchased a home very near the site so I would particularly feel the impact. My primary concerns are as follows:

1) This project does nothing to address the parking issue and will likely exacerbate the problem and create a major safety hazard. Looking at the existing dirt parking lot now, it is easily able to fit 50+ cars. It is only reasonable to assume that with the introduction of new amenities in the form of a park (i.e. picnic tables) we can reasonably expect that more people will want to visit and ultimately spend longer in the area.

As I am sure you already know, parking is already a massive problem with people parking on the side of the highway 1, on Obispo Road across from the fire station, and even in the local neighborhoods. The current situation is already untenable - it creates major congestion on the highway, poses a safety hazard as people jaywalk across the roads, makes it difficult for local residents to park on the street near their home, and will increase the likelihood of criminals breaking into vehicles in residential areas (I saw a vehicle that was broken into in broad daylight just recently near the El Granada Post Office).

This proposal for the park actually will make the problem worse rather than addressing it. It actively **reduces** the amount of parking in a high traffic and desirable area. I would recommend we do studies on similar recreational areas (harbor + beach + trails + activity areas) to benchmark sizing and at a minimum ensure we are significantly increasing parking rather than reducing it. We also should do studies to understand how this will affect congestion on this street and ultimately impact the fire department and response time.

2) This project over indexes on providing hiking and walking trails and introduces no new amenity to our community. We currently have 2 multiple mile long paved coastal trails, multiple large parks, and hundreds of open space trails within our community. We also have dozens of beaches, bluffs, and highly accessible and walkable areas with picnic areas and benches.

What we do **not** have is a public basketball, sand or grass volleyball, pickleball court, tennis courts, or multi-use field not associated with a school. And in El Granada specifically we only have basketball courts at the Elementary school and those rims are set at heights suitable for young children and highly limited by school usage for 3/4 of the year. Adding a half basketball court as per the design is a wholly inadequate solution that fails to even remotely address the lack of facilities we have for residents and children in this community. Prioritizing redundant picnic and walking space over facilities that encourage physical health and activity, can be used by children and children's groups for camps and programs, and could even generate revenue is short sighted.

3) This project evicts a pre-school in exchange for an ambiguously labeled community center without an obvious purpose or set of programming. With child care being such a challenge and as our community grows this will only become worse. How is it responsible to even consider doing this? Nevermind the breach in fiduciary responsibility by evicting a paying tenant for a cost center that is ripe for underutilization and abuse.

Instead we should be building a separate community center and leaving the preschool as is on the condition that we can clearly define a set of programming that is both desired by the community and is not an extreme cost center.

I have many other smaller concerns (how are we thinking about reducing trash/waste being left on our beaches? how are we going to pay for maintaining these structures? what will happen with noise ordinances?) and would love to get involved to make sure that we are using the best resources for our community. When and how is the best way to show my strong opposition to this current plan and get involved in building a better one?

Thanks,

Lucas

June 17, 2024

Hope Atmore, Assistant General Manager
Granada Community Services District
PO Box 335
El Granada, CA 94018
Email: hatmore@granada.ca.gov
650-726-7093

RE: Comments in Draft IS/MND
Granada Community Park and Recreation Center Project

Dear Ms. Atmore:

Thank you for the opportunity to comment on the Draft initial Study/Mitigated Negative Declaration (Draft ISMND) for the Granada Community Park and Recreation Center Project proposed by Granada Community Services District. I am commenting as a member of the community and as a professional biologist with an intimate familiarity with the Burnham Strip. I have 35 years of experience as an environmental professional focused on California Environmental Quality Act (CEQA), Clean Water Act, Endangered Species Act, Porter-Cologne Water Quality Control Act, California Fish and Game Code, California Coastal Act and Local Coastal Programs, and local planning policies and guidelines.

My comments are focused on biological resource issues. I provide evidence of the presence of potentially jurisdictional wetlands within the project footprint that are not disclosed in the Draft IS/MND and the Biological Resource Report in Appendix C, but that have been acknowledged previously by GCSD in documents made available by GCSD. I have observed and documented conditions in the wetland as a professional biologist with academic and technical training in assessing jurisdictional wetlands. Therefore, this letter provides substantial evidence as defined in the CEQA ("Substantial evidence shall include facts, reasonable assumptions predicated upon facts, and expert opinion supported by facts"¹) regarding the presence of the wetland, the failure of the MND and its supporting technical reports to acknowledge it, and the consequent need for qualified people to perform a more thorough analysis and present it to the public in a recirculated Draft IS/MND.

General Comments on the Draft IS/MND

Considerable effort to portray the site as diminished in habitat value to ease the approval of the project. In fact, the strip is a vital and productive landscape with abundant natural resource values that are evident to neighbors and visitors who spend more than a day evaluating the site for CEQA purposes.

As an example, in 2020, GCSD contracted the biological consulting firm BioMaAs to prepare a biological resources assessment of the Burnham Strip². The report provides a thorough evaluation of existing

¹ CEQA, Public Resource Code (Public Resources Code §§ 21000–21189); the definition of and reliance on substantial evidence is cited in many sections of CEQA.

² BioMaAs. 2020. Biological Resources Assessment for the Burnham Strip. Report prepared for Granada Community Service District.

biological resources, including wetlands and potential ESHA subject to the California Coastal Act, and provided the GCSD with valuable information to inform project planning, much of which was ignored.

Then in 2023, apparently on the merits of a single internal memo from Joe Issell of the RCD to select GCSD board members, the BioMaAs report was deemed irrelevant and is not referenced in the Draft IS/MND. Instead, the Draft IS/MND relies on a Biological Report prepared by the EIR consultant Montrose³, which provides substantially less information, fails to document a seasonal wetland, and underrepresents the flora and fauna present. This has the appearance of “cherry-picking” technical information to suit the project planner’s desires to advance a project plan unencumbered by inconvenient details. CEQA requires use of the best available scientific information in the preparation of environmental review documents. Please provide an explanation of why the BioMaAs report was not included as part of the biological resource analysis.

Project Purpose and Need

Demand for parks? See Recreation 3.16.3 (p. 3-109) “...would help satisfy the local demand for additional public park amenities to serve the local community.” GCSD has established that the proposed park plan is the result of public outreach that gathered wishes from the local community. Often this was in the form of a questionnaire that listed potential park amenities and asked community members which ones they preferred. However, this does not constitute a “demand” for the park. Instead, the planning approach resulted in a wish list only of built features (*i.e.*, pavement, 10-foot wide surfaced trails, bathrooms, fencing, basketball, dog parks, *etc.*), but placed no value on the opinion that aesthetic and open space values would be best served by leaving the site as is, or by limiting built features. Please clarify whether demand was determined, either qualitatively or quantitatively, through a proper survey.

2.1 Overview

- p. 2-1** Uses should include stormwater management, since a “rain garden” is a feature that appears on the plan (also see comment below on how the rain garden would be an improper conversion of a jurisdictional wetland).
- p. 2-1** “Improve and enhance two existing drainages”
- p. 2-1** Please clarify what is meant by “improve onsite vegetation”?
- p. 2-4** Project site characteristics
- p. 2-4** The Draft IS/MND fails to disclose the seasonal wetland located near the intersection of Obispo and Avenue Alhambra among the “other hydrological features”. In 2023 and 2024, the wetland had surface water connection southwest toward Highway 1, then southeast parallel to Highway 1 where it connects to the unnamed drainage that discharges to the ocean.
- p. 2-4** The Draft IS/MND refers to unnamed drainages as ephemeral, a hydrological term that means they flow briefly in response to rain events. In fact, the two unnamed drainages are intermittent, which means they have flowing water during certain times of the year, when groundwater

³ Montrose Environmental. 2024. Final Biological Resources Report, Proposed Granada community Park and Recreation Center Project. Prepared for GCSD.

provides water for stream flow (in this case, groundwater is discharging from higher in the watershed). In 2024, these drainages were still flowing in May.

- p. 2-4** The list of habitats fails to mention the seasonal wetland located near the intersection of Obispo and Avenue Alhambra. This is a serious oversight, since the wetland potentially jurisdictional under the federal Clean Water Act and State Water Quality Control Board regulations, a sensitive natural community protected by the California Department of Fish and Wildlife, and an Environmentally Sensitive Habitat Area (ESHA) subject to the California Coastal Act and Local Coastal Plan.

2.3 Project Components

- p. 2-5** Burnham Creek riparian zone – no work proposed within riparian vegetation. But the trail proposed along Obispo Road (opposite the fire station) would be immediately adjacent to the willow riparian vegetation, and in part would partly be located beneath overhanging riparian canopy. The Draft IS/MND should more accurately disclose and characterize the amount of encroachment within the riparian buffers as outlined in the Local Coastal Program.
- p. 2-6** In the description of the Active Zone, what is meant by a “robust and dynamic” vegetation zone? There is no information in the Biological Resources Report that evaluates the robustness or dynamism of the vegetation in before-project vs. after-project condition. What are the specific ecological deficiencies that need to be improved?
- p. 2-6** What is meant by the term “passive grassland”? It appears to refer to the area that is supposed to be restored with native perennial grassland and forbs. If so I recommend labeling and describing it using standard terminology, such as “native grassland” or “coastal terrace prairie”.
- p. 2-6** Passive Recreation Zone – what does this term mean in the context of this plan? Does it simply mean that nothing will be constructed there, in contrast to the rest of the park?
- p. 2-6** Although not stated in the Draft IS/MND, it was mentioned in public meetings that the “passive grassland” area could occasionally be used for overflow parking during large events at the proposed Community Center. How does that use reconcile with stated goals “restore native perennial grasses and forbs” to this same area?
- p. 2-6** Does GCSD have a clear idea of the costs associated with attempting to “restore native perennial grasses and forbs”, including weed eradication, site preparation, plant and seed procurement, planting site preparation, cultivation, weeding, maintenance, replacement of failed plantings, site protection, and adaptive management. These are especially relevant since it will border the Caltrans right of way that provide a persistent source of weed seeds blowing into the “passive grassland”.
- p. 2-6** What is the basis for assuming that the “passive grassland” will have improved wildlife habitat, forage, etc. compared to the grassland in its current state.
- p. 2-6** What is the design basis for the mounded landforms? How do they fit with the concept of restoring a coastal terrace prairie, which is flat? It appears to be either a landscape architecture conceit,

or a way to lose the excess soil that will be generated during over-excavation of the foundations for all trails and parking lots in the park. If the goal is truly to restore a native coastal terrace prairie, then mounded topography is inconsistent with the natural condition of this vegetation type, and the interpretive value of the restoration effort will be lost.

- p. 2-7** Access and Parking. The proposed project displaces existing parking and forces visitors to park in the adjacent neighborhood. The effects of displacing the parking in combination with proposed Caltrans elimination of parking on Highway 1 would be a significant cumulative impact, and an impact to the quality of life of people who live adjacent to the proposed park.
- p. 2-9** Green infrastructure. The conversion of the existing wetland to a stormwater treatment facility (i.e., “rain garden”) is not an allowable use under federal and state regulations. Stormwater runoff from Obispo Avenue will contain sediment and pollutants which will be and impact to the existing wetland, not an enhancement as the Draft IS/MND proposes. Such discharges are regulated by the Regional Water Quality Control Board and the U.S. Army Corp of Engineers as “fill”. For the proposed use to be allowed, stormwater entering the wetland would have to be treated first.

This proposed use also points out the inconsistency in the park plan and the Draft IS/MND, which on the one hand fails to acknowledge there is a wetland at all, but on the other hand proposes to enhance it with stormwater. The “rain garden” feature should be eliminated from the park plan of the park plan and replaced with an appropriate buffer around the wetland consistent with the local Coastal Program. The plan needs to be informed by a qualified assessment of the existing wetland and disclosed to the public in a recirculated Draft IS/MND.

2.4 Permits and Approvals

- p. 2-11** The first sentence of this section (“The District began community outreach in 2018 and the District Board approved the Park Plan in April 2023”) has nothing to do with permits and approvals. That is simply a vote that the GCSD took.

The Draft IS/MND lists a Section 401 Permit among those issued by the U.S. Army Corps of Engineers. Although Section 401 is part of the Federal Clean Water Act, the State Water Resources Control Board and Regional Water Quality Control Boards have regulatory under Section 401.

The proposed project is within the San Francisco Bay Regional Water Quality Control Board (Region 2) area of authority, not the Central Coast (Region 3). See https://www.waterboards.ca.gov/waterboards_map.html

The Regional Water Quality Control Board also is responsible for administering the Porter-Cologne Water Quality Control Act, as described on page 3-30 of the Draft IS/MND. This is potentially important, since if the seasonal wetland is not determined to be federally jurisdictional, then the proposed impacts to it would still be regulated under Porter-Cologne.

Section 2.4 of the Draft IS/MND would be improved by providing a short explanation of the purpose of the various permits and approvals required. For example, listing “Section 401 Permit” does not help the public understand what the purpose of the permit is, and how it relates to the activities proposed in the park plan. A better explanation would also reveal inconsistencies within

the park plan disclosing the by regulatory implications of proposing features such as the “rain garden” where a protected wetland currently exists.

3.4 Biological Resources

- p. 3-33** The listing of San Mateo County General Plan policies is confusing. The title of each policy runs into the text describing the policy (*i.e.*, “1.21 Importance of Sensitive Habitats Consider areas designated as sensitive habitats as a priority resource requiring protection.”)
- p. 3-37** Environmental Setting. The Watershed and Hydrology section fails to acknowledge the seasonal wetland and its surface water connection to the northern unnamed drainage, which is a significant hydrologic feature on the landscape. This section also refers to Burnham Creek as intermittent, which needs to be substantiated by observations beyond the single day of field work by Montrose. Burnham Creek is arguably perennial. This section also refers to the northern unnamed drainage as ephemeral, which implies that it only flows briefly following rain events. Since it was still flowing in May 2024, it is undoubtedly intermittent, likely fed by groundwater discharge in the neighborhood to the north.
- p. 3-37** The description of the climate is inaccurate. Average rainfall in the project area is closer to 29 inches, not 19 inches. I recommend this section be updated and provide references. Of greater concern is that this section was not prepared by a qualified hydrologist, but was cut and pasted from another document and not checked by a senior reviewer who would know that 19 inches of precipitation in coastal San Mateo County was incorrect.
- p. 3-40** The Draft IS/MND provides a poor analysis of the potential occurrence of California red-legged frog, including habitat fragmentation and isolation from urban development, SR-1, high pedestrian usage, feral cat presence, and limited suitable habitat. In fact, the riparian habitat associated with Burnham Creek provides two acres of potentially suitable habitat (*i.e.*, fairly large as CRLF habitats in urbanized areas go), including persistent pools along a channel in dense willows that extends southeast of the main channel toward Coronado Street. Because of its dense vegetation and difficult access, I suspect the reconnaissance-level biological survey by Montrose did not investigate this area, and would therefore not be subject to “high pedestrian usage” that is common in parts of the Strip currently used by the public. However, the more thorough Biological Resources Assessment prepared by BioMaAs did accurately characterize the potential habitat present: “Adult CRLF appear to prefer dense, shrubby or emergent riparian vegetation closely associated with deep (>2.3 feet), still, or slow-moving water (Hayes and Jennings 1988).” Appropriately, BioMaAs concluded “High winter flows likely preclude breeding attempts in much of Burnham Creek by this species, however, CRLF may more commonly use Burnham Creek as non-breeding aquatic habitat, and the Study Area as potential upland habitat and dispersal habitat.” A proposed trail segment along Obispo Avenue would be constructed immediately adjacent to Burnham Creek and riparian habitat. This proposed project feature should be more carefully analyzed with respect to potential impacts to CRLF.

Feral cats are not present in the Burnham Strip. Coyotes are active in the area, are frequently seen moving across the Strip and hunting there. There has been an active burrow in the vicinity of Burnham Creek for at least two seasons. Many neighbors of the Strip have lost pet cats to coyotes. This appears to be another example of copying from a list of potential reasons for not expecting

CRLF in the project area as opposed to providing a more reasoned analysis based on a more thorough knowledge of the biological resources of the site.

State Route 1 does represent a reason for lower expectations of CRLF on the Strip. Perhaps the analyst is suggesting that if they are present (although they have concluded they are not), then the highway would present a barrier to their movement, or a population sink where frogs could be killed. The beach across the highway presents no incentive for frogs to move in that direction.

- p. 3-41** The nesting bird mitigation measure MM Bio-3 is inconsistent with the number and timing of surveys typically required by California Department of Fish and Wildlife, which is one survey not more than 14 days before construction, and a repeat survey not more than 48 hours before construction. Also, because construction would occur within the riparian buffer, the mitigation measure should say so, and full-time biological monitoring should be required within buffers.
- p. 3-42** Subsection “b. Substantial adverse effect on any riparian habitat or sensitive natural community” should provide an estimate of the type and area of temporary and permanent impacts and the type and area compensatory mitigation. Although it is understood that for the purposes of CEQA exact values are not required as they will be for the regulatory permitting phase, it is important to disclose to the public the nature of what will be lost and gained. The Draft IS/MND provides only broad statements about habitat improvement and enhancement of the stream corridors, but little descriptive detail beyond the landscape architect’s conceptual plan. There is no map or tabular accounting the impacts.

The Draft IS/MND fails to mention the existing seasonal wetland located near Obispo and Alhambra Roads, and how its conversion to a stormwater treatment facility would have a substantial adverse effect on a sensitive natural community. Mitigation Measure BIO-4 is therefore wholly inadequate with respect to the impact to the seasonal wetland. The proposed project *will* result in adverse impact to up to a 3,000 square feet of seasonal wetland was overlooked by Montrose but accurately documented by BioMaAs. The wetland is not described in the Draft IS/MND, and therefore no impacts or mitigation measures were identified. The proposed uses of this wetland (conversion to a stormwater treatment facility) is inconsistent with the Local Coastal Program policies for sensitive habitats.

Note also that the standard post-construction mitigation monitoring requirement of the Regional Water Quality Control Board is five years, and often as long as ten years.

- p. 3-42** The Draft IS/MND states that “revegetation would account for approximately 45% of riparian vegetation species that are listed in the LCP”. This appears to be in reference to the “Definition of Wetland” (section 7.14) of the Local Coastal Program, which says “In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, frankenia, marsh mint, tule, bullrush, narrow-leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat.” It is important to know that his list is not comprehensive and is not relied on by any regulatory agency (U.S. Army Corps of Engineers, Regional Water Quality Control Board, California Department of Fish and Wildlife, or California Coastal Commission) to define wetlands, and should therefore not be used as a benchmark for successful restoration

or revegetation effort. Instead, the Draft IS/MND should provide a preliminary plant palette and a better description of the habitat that the plan proposes to create.

- p. 3-43** In subsection “c. Substantial adverse effects on state or federally protected wetlands”. The Draft IS/MND erroneously states that “no potential wetlands were identified during the site survey for the Biological Resources Report”, and erroneously concludes that “... as no wetlands are present within the proposed Project work area, no impacts to wetlands would occur.”

These statements and conclusions are false, and this portion of the Draft IS/MND technically flawed. GCSD has been in possession for at least seven years of documentation of the existence of the seasonal wetland located near the intersection of Obispo Road and Avenue Alhambra.

- The 2017 Natural Resources Management Plan for the Burnham Strip⁴ shows the wetland and its surface water drainage toward the northern unnamed drainage. Figure 2 is from the plan, which also has a plant list with several of the wetland indicator species still present.

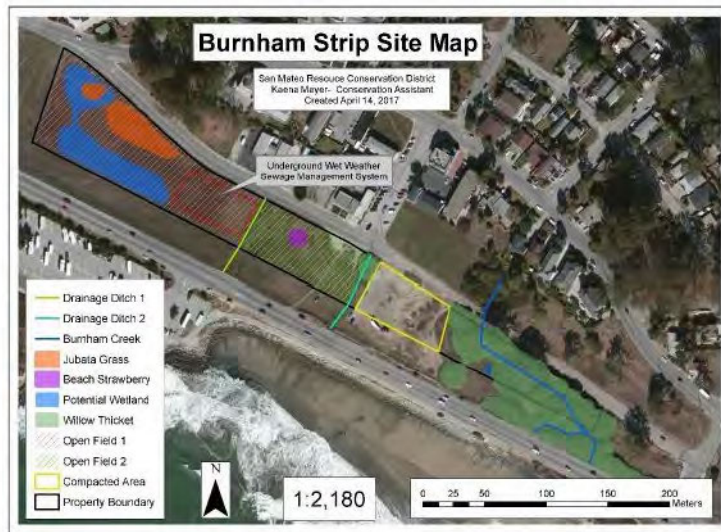


Figure 2: Map illustration of vegetation communities identified on the Burnham Strip property.

- The Biological Resources Assessment (BioMaAs, 2020) also documented a seasonal wetland in this same location, and described it thoroughly as one of the vegetation types in the Burnham Strip. A portion of the map from that report is below. The BioMaAs report also accurately described the wetland, among other features, as Environmentally Sensitive Habitat Areas (ESHA) as defined and protected by the Coastal Act.

⁴ San Mateo County Resource Conservation District (RCD). 2017. Natural Resources Management Plan, Granada Community Services District, Burnham Strip Property. Prepared for GCSD. April 18.



For reasons not made clear despite inquiries to both GCSD and BioMaAs, this report was not completed beyond the draft form, even though it is the most thorough documentation of biological resources on the site. In May, 2023, the RCD provide GCSD with a letter⁵ that dismissed the BioMaAs report as not representative of the context of the site and its apparently diminished biological resource values. The letter also fails to acknowledge the existence of the wetland while claiming to have “significant familiarity with the biotic and abiotic natural resources of the Burnham Strip...”. It is worth noting that the letter was written *after* GCSD had contracted Montrose to prepare its biological report that was used to prepare the Draft IS/MND. This has the appearance of GCSD deciding that a report documenting the actual biological resource values of the site were an impediment to the park plan which was also effectively complete, and so needed to obtain a more favorable characterization of the site that would interfere with the plan.

The Montrose report includes a photo (below, with added highlight) that shows the wetland, so it is difficult to imagine that they did not walk by it and see it. Since their site visit occurred in March, it should have been easy to observe ponding, saturated soil and wetland indicator plants covering a no-insignificant area of about 3,000 square feet.

⁵ Issel, Joe. 2023. RCD Comments on BioMaS November 2020 Biological Resources Assessment of Burnham Strip. Letter to Chuck Duffy, GCSD. May 22.

Photo No. 7	Feature: Open field
Aspect (facing): Southeast	



Looking southeast across the study area and grassland open space (March 2023)

Actual conditions in the seasonal wetland contradict the Montrose and RCD representation of the site. The wetland is dominated by plant species with Obligate, Facultative Wetland and facultative indicator status, including *Schoenoplectus pungens* var. *longispicatus* (OBL), *Potentilla anserina* ssp. *pacifica* (OBL) and *Juncus phaeocephalus* var. *phaeocephalus* (FACW). It also exhibits surface water ponding for a significant portion of the growing season (into May of 2024, for example) and saturated soils. The photograph below shows the wetland area in May of 2024, with vegetation distinct from the surrounding ruderal grassland. I can supply GCSD with many photographs of this site and of the plant species located there.



Seasonal wetland on Burnham Strip.

3.10 Hydrology

3.10.1 Regulatory Setting. The regulatory setting section describes the State's Porter-Cologne Water Quality Control Act, which states "The Porter-Cologne Act established regulatory authority over waters of the state, which are defined as "any surface water or groundwater, including saline waters, within the boundaries of the State." The Draft IS/MND fails to document the extent of wetlands that are under the regulatory purview of Porter-Cologne, as administered by the San Francisco Bay Regional Water Quality Control Board. All projects that have a federal component and may affect water quality in the state (including projects that require federal agency approval, such as issuance of a CWA Section 404 permit) also must comply with CWA Section 401.

3.10.2 Environmental Setting. The primary hydrological feature is identified as Burnham Creek. Elsewhere in the (Montrose) it is referred to as the Santa Maria _____. The setting section fails to identify the seasonal wetland located near Obispo Avenue. This hydrological feature ponds surface water for months during non-drought years (e.g., into May 2024), with surface water connectivity across the Burnham Strip to a swale that parallels SR-1 and discharges into the westernmost unnamed drainage ditch that also crosses Burnham Strip, and ultimately to the Pacific Ocean. By ignoring the wetland feature, the Draft IS/MND fails to analyze the impact of converting it to a "rain garden", a conversion of use that would not be allowed without regulatory approval. Discussion of the impact of conversion of use from a natural wetland feature to a stormwater facility, is absent from the Draft IS/MND.

3.10.3 The Draft IS/MND states that "...the proposed Project would be required to comply with all applicable federal, state, and local permits, such as the CWA Section 404 Individual Permit (issued by USACE), CWA Section 401 Water Quality Certification (issued by the San Francisco Bay RWQCB)..."

However, there is no discussion about what how those permits may result approval, denial, re-design or other means of eliminating or reducing impacts to regulated waters of the U.S. or of the State, or how the project anticipates to impacts would be mitigated. The public is provided no information to understand or comment on how the regulatory process may affect the outcome of the project, other than that permits would be obtained and adherence to these future and undisclosed permit requirements, with mitigation that is not identified, would protect water quality standards and comply with water discharge requirements. This is deferral of mitigation to some future regulatory action that prevents part of the project from being fully understood or evaluated.

3.10.3 ii. Surface water runoff and iii. Stormwater drainage (3-85 – 3-86). The presentation of surface water runoff and stormwater management fails to mention or evaluate the “rain garden”, its role in meeting stormwater management objectives, or the impact of converting a natural wetland feature to a stormwater facility.

3.21 Mandatory Findings of Significance

Pallid bat is identified as *Aquila chrysaetos*, the scientific name for golden eagle. Pallid bat is *Antrozous pallidus*.

Sincerely,

A handwritten signature in black ink, appearing to be 'CR' followed by a stylized flourish.

Chris Rogers



July 19, 2024

Hope Atmore, Assistant General Manager

Granada Community Services District

PO Box 335

El Granada, CA 94018

Email: hatmore@granada.ca.gov

650-726-7093

RE: Comments on Draft IS/MND
 Granada Community Park and Recreation Center Project
 Wetlands and Biological Resources

Dear Ms. Atmore:

Thank you for the opportunity to comment on the Draft initial Study/Mitigated Negative Declaration (Draft ISMND) for the Granada Community Park and Recreation Center Project proposed by Granada Community Services District. I am commenting as a member of the community and as a professional biologist with an intimate familiarity with the Burnham Strip. I have 35 years of experience as an environmental professional focused on California Environmental Quality Act (CEQA), Clean Water Act, Endangered Species Act, Porter-Cologne Water Quality Control Act, California Fish and Game Code, California Coastal Act and Local Coastal Programs, and local planning policies and guidelines.

I have conducted jurisdictional delineations of wetlands and other waters of the U.S. and of the state since 1987, the same year that the U.S. Army Corps of Engineers published the first Wetland Delineation Manual that has been the basis of all jurisdictional wetland field studies since. I have performed field work, prepared technical reports, and reviewed and edited at least one hundred wetland delineation reports, and trained people how to competently do this work. Therefore, I am a subject matter expert in this field.

My comments here are focused on the failure of the Draft IS/MND to recognize and document wetlands in the Burnham Park project area. I will show through documents supplied by GCSD, that the wetland feature has been, in turn, acknowledged and then disavowed by GCSD and its consultants. I will also show that the documentation relied on by GCSD and cited in the IS/MND to support its conclusion that "... as no wetlands are present within the proposed Project work area, no impacts to wetlands would occur." (Draft IS/MND, page 3-43). As a subject matter expert, my observations and comments constitute a disagreement among experts, and show that the finding in the IS/MND is flawed, and that a significant impact to wetlands would if the park plan is implemented as presented.

This letter also rebuts statements regarding the timeline and implications of wetlands evaluations that were made by Mr. Tom Conroy, the GCSD's landscape architect, during a presentation of the park plan to the Midcoast Community Council on July 10, 2024. Mr. Conroy misrepresents facts and leaves out certain important details. I recognize that Mr. Conroy is an expert in his particular field of landscape architecture and design, but I disagree with his statements that are squarely within my field of expertise.

My comments also are meant to help GCSD prevent delays and avoid unnecessary expenditure of public funds as it moves through the planning process and eventually seeks regulatory permits needed for the park as it is currently planned. The IS/MND is the local lead agency's work product that documents the potential impacts and mitigations required to reduce those impacts to a level less than significant. But the

IS/MND also is relied upon by Responsible and Trustee Agencies, including San Francisco Bay Regional Water Quality Control Board and California Department of Fish and Wildlife, to complete their reviews of the project and its potential impacts on wetlands and waters under their regulatory purview. Because it will likely be finalized and certified by the time these agencies receive permit applications and begin reviewing the project, the IS/MND must be complete and sufficiently detailed in its disclosure of impacts to wetlands. Because the Draft IS/MND does not recognize the existence of the wetlands, and therefore provides inadequate evaluation of those resources or mitigation of impacts to them, then the Responsible and Trustee Agencies may compel GCSD to amend the MND, or to prepare a revised MND and to recirculate it for public comment.

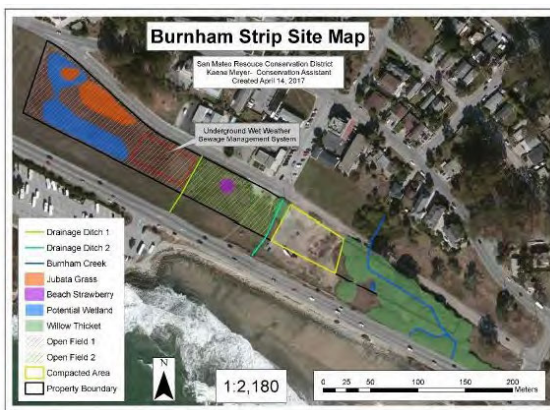
Timeline of Wetland Evaluation

- 2007-2008 SAM biological report identified no potential wetlands. This is true, but irrelevant since the report is now 16 years old. SAM should not be relying on a document of this age for its upcoming projects, particularly since other more recent reports identify wetlands are present. Also notable is that SAM protected a portion of the wetland during the most recent round of construction of storage basins at my urging and with input from its own compliance consultant. This avoided destruction of the wetland during construction, and also implies acknowledgement by SAM that a resource worth protection exists based on the availability of more current and qualified information.
- 2017 Resource Conservation District (RCD) identified potential wetlands along northwest and northeast corners. This was not a formal wetland delineation. But it bears acknowledging that the RCD has exhibited shifting opinions about whether a wetland is or isn't present, apparently depending on the expediency of GCSD and its park planning objectives.
- 2020 BioMaAs prepared a "comprehensive biological resources assessment to help guide the design of the park" (Conroy to MCC, July 10, 2024). Conroy claims that BioMaAs "did not find any commonality with RCD's report." In fact, the commonality of these two schematic representations (see figures below) of seasonal wetlands is a compelling argument that potential wetlands are present in the northwest corner of the Strip, and not in a "completely different location" according to Conroy. Neither map is based on formal wetland delineation using the federal methodology which is meant to resolve the location and extent of any potential wetlands. The BioMaAs report also accurately described the wetland, among other features, as Environmentally Sensitive Habitat Areas (ESHA) as defined and protected by the Coastal Act.

The BioMaAs report provides a thorough evaluation of existing biological resources, including wetlands and potential ESHA subject to the California Coastal Act, and provided the GCSD with valuable information to inform project planning, much of which was ignored. In May 2023, an internal memo from Joe Issel of the RCD to GCSD (Issel, Joe. 2023. *RCD Comments on BioMaS November 2020 Biological Resources Assessment of Burnham Strip*. Letter to Chuck Duffy, GCSD. May 22.) asserted the BioMaAs report overstated biological resource values and dismissed it as not being what was needed to support the park plan. It is worth noting that the RCD letter was written *after* GCSD had already contracted Montrose to prepare another biological report that was used to prepare the Draft IS/MND. This has the appearance of using a favorable opinion the

RCD to provide cover for deciding to ignore the BioMaAs report *after* the decision was already made to replace BioMaAs.

Instead, the Draft IS/MND relies on a Biological Report prepared by the EIR consultant Montrose, which provides substantially less information, fails to document the wetland, and underrepresents the flora and fauna present. This has the appearance of “cherry-picking” technical information to suit the project planner’s desires to advance a project plan unencumbered by inconvenient details. CEQA requires use of the best available scientific information in the preparation of environmental review documents. Please provide an explanation of why the BioMaAs report was not included as part of the biological resource analysis.



2017 RCD map; potential wetlands in blue.



2020 BioMaAs map; wetlands in light green.

- 2021 RCD made “multiple site visits to perform a wetland delineation, concluding that there is limited to no evidence of a wetland in the area” (Conroy to MCC, July 10, 2024). In fact, the RCD staff visited the site twice, and on the first visit, wrote “need a shovel” on a data sheet included in her report. This is clear evidence that this RCD staff person was ill-equipped with the basic and essential tools to complete a formal wetland delineation, and possibly poorly trained as well. A shovel is required to dig sample pits to observe soil and hydrology characteristics of a potential wetland and a contrasting non-wetland location. Upon returning to the site, the RCD staff completed a wetland delineation report that presents a combination of incomplete and erroneous documentation and contradictory conclusions. During my several decades of conducting wetland delineation, preparing reports, and meeting with staff from the U.S. Army Corps of Engineers and other agencies to review the results, I can confidently say that this is one of the poorest examples of a wetland delineation report that I have ever seen; no work product of this low quality would have ever been allowed by me or companies I worked for to be presented to a client, a lead agency, a regulatory agency, a third-party reviewer, or the public as the basis for any planning or permitting decision. My point-by-point review of the RCD report is below.
- 2023 Horizon (now Montrose) biologist surveyed the Strip “to develop a complete biological resources evaluation for inclusion in the project’s Initial Study. No observations were made that any areas ... should be investigated any further for wetland potential.” (Conroy to MCC, July 10, 2024). I concur with this statement; Horizon/Montrose failed to make many observations during their single site visit on March 16, 2023, including of seasonal wetlands that appear in site

photos from their report (see below; from Montrose Environmental. 2024. Final Biological Resources Report, Proposed Granada Community Park and Recreation Center Project. Prepared for GCSD). The three biologists only managed to observe three of the wetland indicator species in the seasonal wetland, and all three are weedy species that are well distributed elsewhere on the Strip. This strongly suggests they did not look closely at the wetland even though it was in plain view and captured by their camera.

Photo No. 7	Feature:
Aspect (facing): Southeast	Open field
	
Looking southeast across the study area and grassland open space (March 2023)	

Site photo from 2024 Montrose biological resources report.

The decision by the design team to “preserve and enhance” the area identified by BioMaAs is first disingenuous (does the wetland exist or not?), and not permissible under federal and state regulations. The state clarifies this in Resolution 94-102, Policy on the Use of Constructed Wetlands for Urban Runoff Pollution Control (attached) and regulatory authority over pollutant discharge under the State’s Porter Cologne Water Quality Control Act. Stormwater runoff from Obispo Avenue will contain sediment and pollutants which will be and impact to the existing wetland, not an enhancement as the Draft IS/MND proposes. Such discharges are regulated by the Regional Water Quality Control Board and the U.S. Army Corps of Engineers as “fill”. For the proposed use to be allowed, stormwater entering the wetland would have to be treated first. The “rain garden” feature should be eliminated from the park plan of the park plan and replaced with an appropriate buffer around the wetland consistent with the local Coastal Program. The Hydrology / Water Quality section of the Draft IS/MND does not identify a compelling need to provide stormwater treatment at this location. Instead, the rain-garden looks like “green-washing” for the

appearance of a low-impact development. The plan needs to be informed by a qualified assessment of the existing wetland and the regulatory implications of an unnecessary design element should be disclosed to the public and to the relevant regulatory agencies in a revised and recirculated Draft IS/MND.

Review of RCD Wetland Delineation

The following is my qualified review as a subject matter expert of the “Wetland Determination and Initial Delineation” by RCD employee Cleopatra Taday (dated June 4, 2021; attached). The substantial evidence presented below constitutes a disagreement among experts and a fair argument that the Draft IS/MND, in its reliance on the RCD wetland delineation, is flawed and overlooks potentially significant impacts, and should be revised and recirculated. Photos of wetland conditions are attached.

1. Title of report – based on the methods, the memorandum is correctly an “initial delineation” (or as identified in the first paragraph, it is a “wetland assessment”, but it is not a “wetland determination”. Only the U.S. Army Corps of Engineers (USACE) may make a “jurisdictional determination” based on a wetland delineation report submitted to it. Wetland delineation practitioners do not make determinations, they supply evidence and supporting information for the USACE to make its determination. There is no indication that this report was submitted to the USACE for a determination.
2. Delineation Method (p1, ¶13) – the report evaluates “wetland potential” using the *U.S. Army Corps of Engineers Wetlands Delineation Manual (Environmental Laboratory 1987)* and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Corps 2010), but does not actually follow the method prescribed in the manual. Details on inconsistencies are described in detail below.
3. Study Area (p.1, ¶11) – the study area is limited to what appears to be a randomly circled area, the study area fails to place the area in context with the larger Burnham strip, and does not show how topography and surface water drainage in 2022 -2024 connects to the unnamed intermittent (*not* ephemeral) drainage to the south and from there to the ocean. Continuity of surface waters is essential for regulatory agencies to make their determination of jurisdictional status of a wetland.
4. Site Conditions (p.1, ¶14) – the site is dismissively described as “highly degraded”, presumably meaning weedy. This is true, mainly due to GCSD’s ill-advised mowing practices that encourage and spread invasive non-native plants through use of unwashed equipment, destroy wetland plants, and compact saturated soils with deep tire ruts. However, it is still a highly productive site that provides foraging, cover, nesting and burrowing, water, and movement habitat values for songbirds, raptors (great horned owl, red-tailed hawk, American kestrel), great blue heron (it is a regular hunting ground), fossorial rodents, coast garter snake, coyote, etc. Describing it simply as “degraded” overlooks the strip’s persistent values and demonstrates unfamiliarity with the site based only on cursory site visits.
5. Vegetation (p1-2, ¶14) – vegetation within the study area and within the study area is described as dominated by two non-native grasses, Italian (or perennial) rye grass (*Festuca perennis*) and

wild oat (*Avena barbata*). Whether or not this is accurate, it incorrectly asserts that this indicates a lack of wetland vegetation. Since Italian ryegrass is a facultative wetland indicator (FAC) and is the most abundant plant species present (according to the data sheets in the RCD report), the evidence instead confirms that wetland vegetation is present. Currently, other wetland indicator plants cited in the report are present with sufficient percent cover to meet the wetland vegetation criterion. The wetland is dominated by plant species with Obligate, Facultative Wetland and facultative indicator status, including common three-square (*Schoenoplectus pungens* var. *longispicatus* [OBL]), silverweed (*Potentilla anserina* ssp. *pacifica* [OBL]) and brown-headed rush (*Juncus phaeocephalus* var. *phaeocephalus* [FACW]). It also exhibits surface water ponding for a significant portion of the growing season (into May of 2024, for example) and saturated soils.

6. Evidence of Ponding (p.2, ¶11) – The report concludes there is no evidence of ponding but concedes that topography and aerial photographs suggest saturated soils may persist in winter and spring, which represents a significant part of the growing season. In 2022-2024, this area ponded for several months continuously (December through April), easily meeting the hydrology criterion. The hydrology criterion for federal jurisdictional wetlands is for ponding or saturation within 12 inches of the soil surface for a significant portion of the growing season. Although a second site visit in April 2021 confirmed that the soil was no longer saturated (at least to the sampled depth of 10 inches; more on that later)), the report makes little effort to determine or estimate how long saturation did persist that year, or to what extent the extreme drought conditions influenced the memorandum’s conclusions. The data sheets acknowledge the drought year. First-hand observations of long-duration ponding and saturation in the wetland contradict the conclusions.
7. Conclusions (p.2, ¶12) – the National Wetlands Inventory consists of notoriously coarse-grained mapping that would not be expected to register a feature of the size of the seasonal wetlands on the Burnham strip. The absence of “registered wetlands” (unclear what this term refers to) in the NWI is irrelevant.
8. Conclusions (p.2, ¶13) – the evidence presented in the memorandum is not based on proper implementation of the accepted methodology and should be considered inadequate to reach its conclusion that wetlands did not meet the three-parameter definition. In its current condition (dominated by perennial and annual wetland indicator species), the seasonal wetland easily meets at least one parameter consistent with an Environmentally Sensitive Habitat Area (ESHA) under the Local Coastal Program.
9. Conclusions (p.2, ¶14) – the memorandum concludes that the wetland is dominated by annual non-native grasses and therefore provides low quality habitat for “potential” wetland species. Actual wetland species present observed within the seasonal wetland, and other plant species documented in the Burnham strip are listed in the attached plant list. There is a substantial number of wetland indicator plant species in the seasonal wetland, as well as in the drainage features to the south.

10. Soils (p.3, ¶1) – Soils were sampled once at a depth of 6 inches (notes on the data sheet say “need a shovel”, suggesting that the delineator did not have this basic tool for conducting a routine wetland delineation), and once at a depth of 10 inches. Both depths are shallower than the 20-inch depth that the wetland delineation methodology prescribes. There is no indication that a restrictive soil horizon was encountered that would have prevented digging to a depth of 20 inches in this sandy loam soil.

The soil description says there were no indicators of hydric soils, but the data sheets record what is presumed to be gleyed soil matrix colors of N2 and N3, but then conclude that a gleyed matrix is not present. Although N2 does not exist in the standard reference for interpreting soil colors (Munsell Soil Color Charts), gleyed soils, as the soil description accurately reports, are a positive indicator of hydric soils. However, gleyed soils are unusual in California generally, and especially in well-drained loams in coastal terraces. Gleyed soil in Burnham Strip would have been a remarkable find. This suggests that the soil color was inaccurately interpreted in the field. If gleyed soil was encountered at a depth of six or ten inches below the surface, the experienced investigator would have either (a) presented evidence that it did not meet the Sandy Gleyed Matrix (S4) hydric soil indicator, or (b) dug below a depth of 12 inches to determine if the Loamy Gley Matrix (F2) indicator was met. In either case, the presence of gleyed soils in this location would be a strong positive indicator of hydric soils and should have been reported as such on the data sheets.

11. Vegetation (p.4, ¶2) – The vegetation composition currently differs from the description in the memorandum. Wetland indicator species, including brown-headed rush (*Juncus phaeocephalus* var. *phaeocephalus*; OBL); common rush (*Juncus patens*; FACW) and silverweed (*Potentilla anserina*; OBL) are dominant in the wetland feature. Several additional wetland indicator species are present, and non-indicator grasses are in the minority; see Table 1 below. Sixteen out of twenty-two species (72%) are wetland indicators with status of OBL, FACW or FAC (highlighted in Table 1, below). These plant species observations are documented in iNaturalist (www.inaturalist.org).
12. Hydrology (p.4, ¶5) – see #6 above. The site should be re-evaluated in a non-drought year. Also, the March 2021 site visit took place during excavation and construction of the wet-weather vaults immediately next to the wetland, which could have temporarily lowered the groundwater locally.

Table 1. Plants observed in Seasonal Wetland, Burnham Strip, 2024

Species	Common Name	Native/Exotic	Wetland Indicator Status ^a
<i>Cortaderia selloana</i>	jubata grass	X	FACU
<i>Euphorbia peplus</i>	petty spurge	X	NL
<i>Festuca perennis</i>	Italian rye grass	X	FAC
<i>Fumaria capreolata</i>	white ramping fumitory	X	NL
<i>Geranium dissectum</i>	wild geranium	X	NL
<i>Helminthotheca echinoides</i>	prickly ox-tongue	X	FAC
<i>Holcus lanatus</i>	velvet grass (Yorkshire fog)	X	FAC
<i>Hordeum brachyantherum</i>	meadow barley	N	FACW
<i>Hordeum marinum</i> ssp. <i>gussoneanum</i>	Mediterranean barley	X	FACW
<i>Isolepis cerua</i>	slender clubrush	N	OBL
<i>Juncus bufonius</i>	toad rush	N	FACW
<i>Juncus patens</i>	spreading rush	N	FACW
<i>Juncus phaeocephalus</i> var. <i>phaeocephalus</i> *	brown-headed rush	N	FACW
<i>Lythrum hyssopifolium</i>	hyssop loosestrife	X	OBL
<i>Medicago polymorpha</i>	bur clover	X	FACU
<i>Polypogon monspeliensis</i>	rabbits foot grass	X	FACW
<i>Polypogon viridis</i>	water beard grass	X	FACW
<i>Potentilla anserina</i> ssp. <i>pacifica</i> *	silverweed	N	OBL
<i>Rumex crispus</i>	curly dock	X	FAC
<i>Schoenoplectus pungens</i> var. <i>longispicatus</i> *	common three-square	N	OBL
<i>Sisyrinchium bellum</i>	blue-eyed grass	N	FACW
<i>Sonchus asper</i>	spiny-leaf sow thistle	X	FACU

^a Wetland Indicator Status:

Obligate (OBL): almost always occurs in wetlands

Facultative Wet (FACW): usually occurs in wetlands, but may also occur in non-wetlands

Facultative (FAC): occurs in both wetlands and non-wetlands

Facultative Upland (FACU): usually occurs in non-wetlands, but may also occur in wetlands

Upland (UPL): almost always occurs in non-wetlands

Not Listed (NL): wetland indicator not evaluated; usually considered as UPL unless compelling evidence otherwise.

* Dominant species

13. Data Sheets (attachments) – Generally illegible handwriting from scanning, plus mud stains, make it difficult to read and interpret. Overall, the data sheet entries provide scant and insufficient information in the notes section to support conclusions. And in fact, perhaps Ms. Taday recognized that fact because there are no conclusions in the Summary of Findings section regarding Hydrophytic Vegetation, Hydric Soils, or Wetland Hydrology, or whether the sample site is located in a wetland. This is an important part of the documentation.

The Soil section lists gleyed soil matrix (N2 and N3), but does not evaluate whether gleyed matrix indicators of hydric soil are actually present, nor does it provide any interpretation of this significant observation if it were to be true. It also admits that no shovel was used for one sample location, and only reached a depth of 6-10 inches.

For hydrology, a re-evaluation would show the presence of the following primary indicators present during a significant portion of the growing season: Surface Water (A1), Saturation (A3), Algal Mats (B4); and the following secondary indicators: Drainage Patterns (B10), Saturation Visible on Aerial Imagery (C9). These indicate that wetland hydrology is present in non-drought years.

14. References – For a delineation conducted in 2021, the 2020 wetland indicator plant list should be used <file:///C:/Users/Chris/Downloads/RCD%202021-GCSD%20Wetland%20Assessment.pdf>

The 1993 Jepson Manual (Hickman, *et al*) is out of date. Best to use the continuously updated Jepson eFlora <https://ucjeps.berkeley.edu/eflora/>.

Site Photos from Spring 2024



Wetland with ponding near Obispo Road (in foreground), and similar wetland with ponding parallel to Route 1 (connects to unnamed intermittent drainage). February 20, 2024.



Wetland dominated by common three-square (OBL) and brown-headed rush (FACW) before second mowing. Looking north toward Obispo Road. June 1, 2024.



Wetland adjacent to Obispo Road after first mowing, still with ponding and saturated soil, but with severe tire rut damage. April 7, 2024.



Wetland in middle of Burnham Strip one month after mowing, with ponding. May 5, 2024.



Brown-headed rush (*Juncus phaeocephalus* var. *p.*, FACW)



Slender clubrush (*Isolepis cernua*, OBL)



Silverweed (*Potentilla anserina*, OBL)



Common three-square (*Schoenoplectus pungens* var. *longispicatus*, OBL)

San Mateo Resource Conservation District

MEMORANDUM

Date: June 4, 2021

To: Granada Community Services District

From: Cleopatra Tuday, Biologist

Re: Wetland Determination and Initial Delineation

The San Mateo Resource Conservation District (RCD) performed a wetland assessment within the northeast section of the 6-acre Burnham Strip in El Granada, CA (study area; Figure 1). The assessment was completed in preparation for proposed park development. The study area encompasses a 3,087 square feet (0.07 acres) section of the strip that is dominated by non-native grassland.

Wetlands are under the jurisdiction of three separate authorities. Both the Army Corps of Engineers (USACE) and San Francisco Bay Regional Water Quality Control Board (RWQCB), who regulate “waters of the U.S.” and “waters of the State” respectively, operate under a three-parameter definition for a wetland. These parameters examine hydrology, hydric soils, and hydrophytic vegetation. The California Coastal Commission (CCC) operates under a one parameter definition for wetlands within the Coastal Zone regulated the San Mateo County Local Coastal Plan.

The study area was evaluated for wetland potential using the *U.S. Army Corps of Engineers Wetlands Delineation Manual* (Environmental Laboratory 1987) and *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (Corps 2010). RCD Biologist, Cleopatra Tuday, visited the site twice, once on March 12, 2021 and again on April 16, 2021.

In general, the site is highly degraded. From historical documentation, the strip has experienced disturbance since the early 1900's, from row crop farming to highway development (Figure 2). Over the last few decades, the site has been allowed to re-vegetate naturally, with common ruderal species populating the strip. Vegetation within the study area is dominated by Italian rye grass (*Festuca perennis*) and wild oat (*Avena barbata*), indicating a lack of wetland vegetation. There is a low percentage of

silverweed cinquefoil (*Potentilla anserina*), common rush (*Juncus patens*), both associated with the presence of wetlands, within the area. However, the overall percent cover of these two species is not enough to meet wetland criteria.

The study area sits at the toe of the slope below Obsipo Road where the slope of the strip meets the road. This topography creates a very slight depression within the study area. There is no evidence of ponding, but the study area does exhibit an extended growing season discernible from satellite imagery (Figure 3). This suggests the potential for saturated soils in winter into early spring. Substrate consists of disturbed sandy clay loam that likely collects water from direct precipitation and runoff from the surrounding urban area. These soils show no sign of hydric conditions.

Conclusions

The vegetative, soil, and hydrological makeup of the site presented limited evidence of hydric conditions. Soils did not have any evidence of hydric conditions such as depleted soils, redox reactions, sulfate reduction, or organic matter accumulation. Vegetation was dominated by facultative and upland species. Hydrological conditions within the study area suggest some hydric activity, but not enough to meet wetland hydrology conditions. In all, there is limited to no evidence of wetland conditions. Additionally, there are no registered wetlands within the 6-acre project area by the USFWS National Wetland Inventory.

From the presented evidence, the study area did not meet the three-parameter requirement to meet USACE or RWQCB definitions of a wetland. While there is minimal evidence of wetland hydrology, it is unlikely to be a wetland (Environmentally Sensitive Habitat Area) under the San Mateo County Local Coastal Plan.

Additionally, the condition and function of the study area as a potential wetland is highly degraded. Dominated by annual non-native grass species, the study area provides low quality habitat for potential wetland species. The hydrology of the area is extremely altered, draining from urban surface run-off into the greater Burnham Strip and into two straight drainages. There are many opportunities to enhance wetland or potential wetland habitat conditions on Burnham Strip. Any potential wetland impacts can be mitigated from on-site improvements resulting in no net loss or net gain of wetlands. Improvements to wetland and waters can be incorporated into the objectives of the park development project.

For any further comments or questions, please email cleopatra@sanmateorcd.org.

Conditions

Soils

Positive indicators of hydric soils include gleyed matrix (soils with low chroma), sulfur content, high organic accumulation, or contain redoximorphic features such as oxidized root channels. The study area consists of Denison clay loam, with texture consisting of sandy clay loam. USDA lists these soils as moderately well-draining soils with a restrictive layer at more than 80 inches. Soil samples were taken in two locations (Figure 1) and at a 10-inch depth. These samples uniformly consisted of soil substrate not associated with wetland soils based on matrix color from the Munsell color chart. There were no indicators of hydric soils within 0 to 10 inches of the soil such as gleyed matrix, redox concentrations, redox depletions, or high organics (muck and hydrogen sulfide).

Vegetation

The study area is dominated by Italian rye (*Festuca perennis*) and wild oat (*Avena barbata*). These dominant species are indicative of upland habitat. Potential wetland indicators include silverweed cinquefoil (*Potentilla anserina*), common rush (*Juncus patens*), and willow herb (*Epilobium ciliatum*), making up 15 to 18% of vegetative cover. The dominance of upland and facultatively neutral species suggests the area does not contain sufficient hydrology to support wetland species indicative of a potential wetland.

Hydrology

Indicators of hydric conditions include direct evidence such as saturation and inundation or indirect evidence such as saturation visible from satellite imagery and drainage patterns. Hydrology indicators within the study area included saturated soils at 6-inches¹ in March but which later dried by the April site visit. From satellite imagery, the study area is visibly greener than surrounding vegetation during the dry season, which could indicate seasonal saturation. Surface water, a high-water table, and any other secondary or primary indicators were not present during either site visit. The extended growing season suggests that there is some hydrologic activity within the study area, but it may not be enough to indicate hydric conditions.

¹ Note, saturated soils could be due to recent rains in March previous to survey.

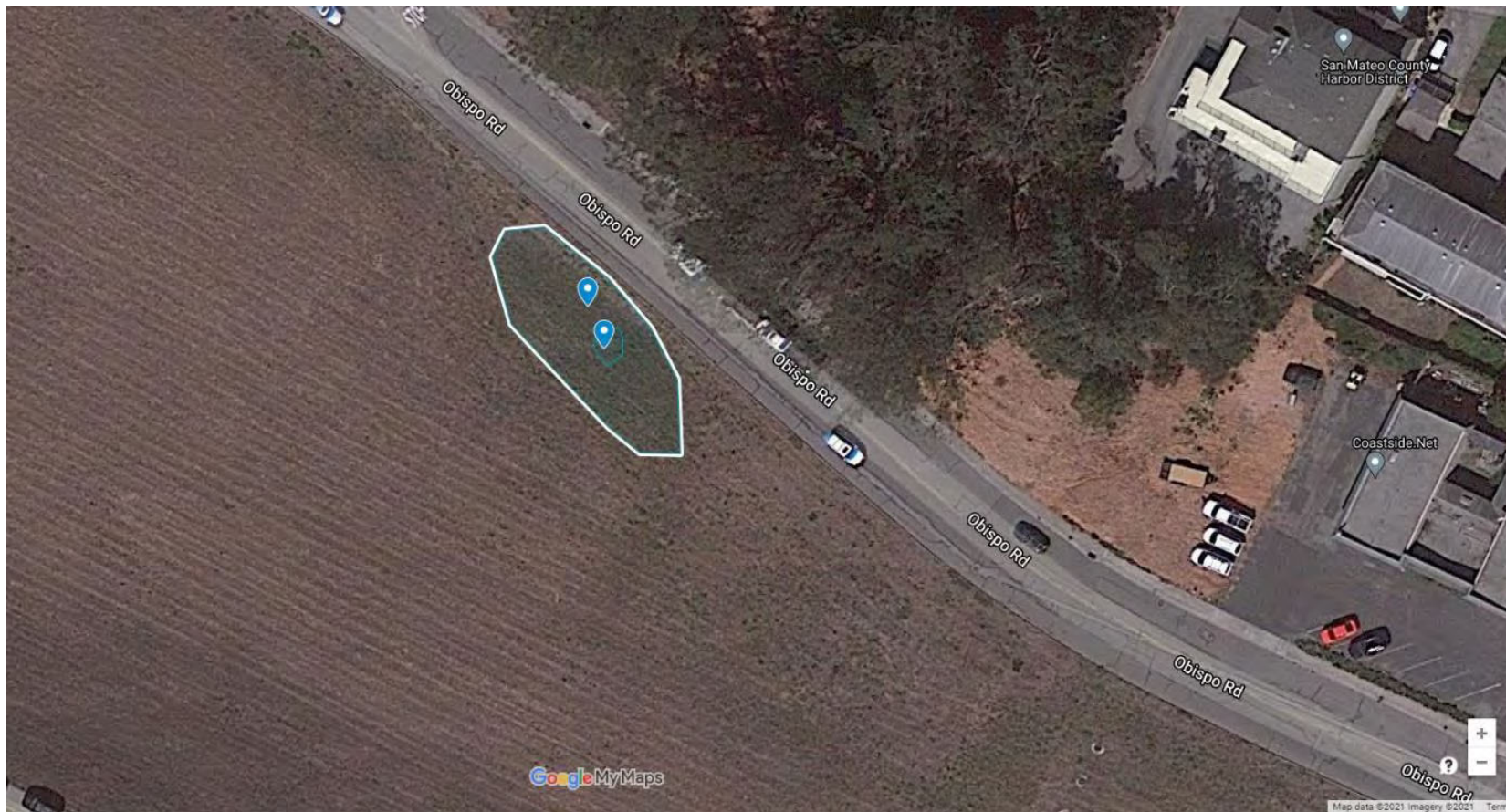


Figure 1. Study area and sample locations.



Figure 2. Historical land use of Burnham Strip as row crop agriculture. 1928. The orange arrow marks the location of the study area. (credit: From the University of Santa Barbara Aerial Photography Geospatial Collection. "California_Coastline_Flight_6-ElGranada-Miramar." https://mil.library.ucsb.edu/ap_indexes/FrameFinder/)



Figure 3. Aerial photographs of project area over multiple seasons and years. Note extended growth season in area of interest (red arrow).

Representative Photographs of the Study Area



Photograph 1. Center of study area dominated by Italian rye and wild oat, but also containing common rush. Photograph taken March 12, 2021.



Photograph 2. Overview of study area and surrounding vegetation. Dominated by non-native annual grasses. Photograph taken February 02, 2019.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Burnham Slipp City/County: El Granada Sampling Date: 2021/03/12
 Applicant/Owner: Granada Community Services District State: CA Sampling Point: BS001
 Investigator(s): Cleopatra Tuley Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): _____ Local relief (concave, convex, none): _____ Slope (%): 1%
 Subregion (LRR): _____ Lat: 37°30'08" N Long: 122°28'70" W Datum: _____
 Soil Map Unit Name: Dmb, ca 057 NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes _____ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No _____	Is the Sampled Area within a Wetland? Yes _____ No _____
Hydric Soil Present?	Yes _____ No _____	
Wetland Hydrology Present?	Yes _____ No _____	
Remarks: <u>Drought year.</u>		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
= Total Cover				
Sapling/Shrub Stratum (Plot size: _____)				
1. _____	_____	_____	_____	Hydrophytic Vegetation Indicators: 1 - Rapid Test for Hydrophytic Vegetation 2 - Dominance Test is >50% 3 - Prevalence Index is ≤3.0 ¹ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) 5 - Wetland Non-Vascular Plants ¹ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
= Total Cover				
Herb Stratum (Plot size: <u>50 ft²</u>)				
1. <u>Potentilla anserina</u>	<u>3%</u>		<u>OBL</u>	Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
2. <u>Juncus patens</u>	<u>15</u>		<u>FACW</u>	
3. <u>Aurea barbin</u>	<u>30</u>	<u>X</u>	<u>UPL</u>	
4. <u>Geranium dissectum</u>	<u>4</u>			
5. <u>Helminthotheca echioides</u>	<u>5</u>		<u>FAC</u>	
6. <u>Cortaderia jubata</u>	<u>10</u>		<u>FACU</u>	
7. <u>Eriogonum ciliatum</u>	<u><1</u>		<u>FACW</u>	
8. <u>Eumaria caerulea</u>	<u>21</u>			
9. <u>Festuca perennis</u>	<u>40</u>	<u>X</u>	<u>FAC</u>	
10. <u>Bromus diodes</u>	<u>2</u>			
11. _____	_____	_____	_____	
= Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
= Total Cover				
% Bare Ground in Herb Stratum <u>54%</u>				
Remarks:				

Sampling Point: B5001

HYDROLOGY

US Army Corps of Engineers

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Burnham Strip City/County: El Granada Sampling Date: 4/16/2021
 Applicant/Owner: Curanada Community Services District State: CA Sampling Point: 55002
 Investigator(s): Cleopatra Todorov Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): terrace Local relief (concave, convex, none): none Slope (%): ~1%
 Subregion (LRR): _____ Lat: 37°30'09" N Long: 122°28'20" W Datum: Geoid 1984
 Soil Map Unit Name: Dominion clay loam, poorly sorted (DcA) NWI classification: None
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes _____ No X (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No _____	Is the Sampled Area within a Wetland?	Yes _____ No _____
Hydric Soil Present?	Yes _____ No _____		
Wetland Hydrology Present?	Yes _____ No _____		
Remarks: <u>Low precipitation over the winter</u>			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>50</u> (A/B)
1. _____				
2. _____				
3. _____				
4. _____				
= Total Cover				Prevalence Index worksheet: Total % Cover of: Multiply by: OBL species <u>15</u> x 1 = <u>15</u> FACW species _____ x 2 = _____ FAC species <u>53</u> x 3 = <u>159</u> FACU species <u>2</u> x 4 = <u>8</u> UPL species <u>25</u> x 5 = <u>125</u> Column Totals: <u>95</u> (A) <u>307</u> (B) Prevalence Index = B/A = <u>3.2</u>
Sapling/Shrub Stratum (Plot size: _____)				
1. _____				
2. _____				
3. _____				
4. _____				
5. _____				
= Total Cover				
Herb Stratum (Plot size: _____)				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% <u>X</u> 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants ¹ ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Impatiens capra</u>	<u>1</u>		<u>FACU</u>	
2. <u>Raphanus sativus</u>	<u><1</u>			
3. <u>Portulaca oleracea</u>	<u>10-15</u>		<u>OBL</u>	
4. <u>Fumaria capreolata</u>	<u>21</u>			
5. <u>Phyllis variegata</u>	<u>25</u>	<u>X</u>	<u>UPL</u>	
6. <u>Festuca peruviana</u>	<u>50</u>	<u>X</u>	<u>FAC</u>	
7. <u>Cut-leaved geranium</u>	<u>5</u>			
8. <u>Cardinalis maritima</u>	<u>1</u>		<u>FACU</u>	
9. <u>Helminthotheca echioides</u>	<u>3</u>		<u>FAC</u>	
10. <u>Syntherisma sanguinalis</u>	<u>21</u>		<u>FAC</u>	
11. _____				
= Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. _____				
2. _____				
= Total Cover				
% Bare Ground in Herb Stratum <u>10</u>				
Remarks:				

Sampling Point: BS002

HYDROLOGY

Primary Indicators (minimum of one required; check all that apply)

US Army Corps of Engineers

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CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD
SAN FRANCISCO BAY REGION

RESOLUTION NO. 94-102

POLICY ON THE USE OF CONSTRUCTED WETLANDS
FOR URBAN RUNOFF POLLUTION CONTROL

- I. WHEREAS, urban runoff contributes a significant amount of pollutants to the San Francisco Bay and its tributaries; and
- II. WHEREAS, the San Francisco Bay Regional Water Quality Control Board regulates urban runoff through NPDES permits and urban runoff management programs under the 1987 Clean Water Act and the Porter-Cologne Water Quality Control Act; and
- III. WHEREAS, the 1990 Coastal Zone Act Reauthorization Amendments require states to implement nonpoint source management measures to protect and restore wetlands, and promote the use of vegetated treatment systems such as constructed wetlands; and
- IV. WHEREAS, the state-wide nonpoint source management plan is currently under revision and this revision, in part, is intended to address measures required by the 1990 Coastal Zone Act Reauthorization Amendments; and
- V. WHEREAS, proposals have been made, and demonstration projects established, to develop constructed wetland systems in order to store and treat urban runoff in the San Francisco Bay Area; and
- VI. WHEREAS, the Regional Board prepared an initial study and environmental checklist evaluating significant environmental impacts in compliance with Division 13 of the Public Resource Code - California Environmental Quality Act (CEQA) - and found that no significant adverse environmental impacts would result from implementation of the policy, and subsequently prepared a negative declaration; and
- VII. WHEREAS, the Regional Board concludes that this policy involves "no potential for adverse effect, either individually or cumulatively on wildlife", and is therefore exempt from Department of Fish and Game CEQA filing fees; and
- VIII. WHEREAS, on August 17, 1994 this Board held a public hearing and heard and considered all comments pertaining to this matter; and
- IX. WHEREAS, upon consideration of the initial study, environmental checklist and comments received, the Regional Board finds that there is no substantial evidence that the project will have a significant effect on the environment.

X. THEREFORE, BE IT RESOLVED that:

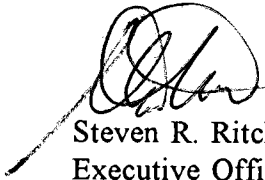
1. This Regional Board approves the CEQA negative declaration.
2. This Regional Board adopts the policy set forth in the attached document entitled "Policy on the Use of Constructed Wetlands for Urban Runoff Pollution Control."

XI. BE IT FURTHER RESOLVED that the Regional Board directs the Executive Officer to continue to work with the appropriate federal and state agencies regarding the use and maintenance of constructed wetland systems for urban runoff pollution control.

XII. BE IT EVEN FURTHER RESOLVED that:

1. The State Water Resources Control Board (State Board) is requested to approve the policy in accordance with Section 13245.5 of the California Water Code.
2. Upon approval, the State Board is requested to transmit the policy to the Office of Administrative Law for approval.
3. The Regional Board directs the Executive Officer to sign and file a Certificate of Fee Exemption with the Department of Fish and Game for this policy.

I, Steven R. Ritchie, Executive Officer, do hereby certify the foregoing is a full, true, and correct copy of a Resolution adopted by the California Regional Water Quality Control Board, San Francisco Bay Region, on August 17, 1994.



Steven R. Ritchie
Executive Officer

POLICY ON THE USE OF CONSTRUCTED WETLANDS FOR URBAN RUNOFF POLLUTION CONTROL

Background

Urban runoff consists of storm water and other discharges from urban sources, and is a significant contributor of pollutants to the San Francisco Bay and its tributaries. The 1987 amendments to the Clean Water Act created a regulatory framework for storm water discharges in Section 402(p) under the National Pollutant Discharge Elimination System (NPDES). NPDES permits are required for storm water discharges from municipalities with populations over 100,000, designated industrial activities, construction activities that disturb greater than five acres of land, and storm water discharges that contribute to a violation of water quality standards or are significant contributors of pollutants to receiving waters.

State urban runoff pollution control measures include NPDES permits for storm water discharges from municipalities and storm water discharges associated with industrial or construction activities. The urban runoff pollution control strategy of the Regional Water Quality Control Board is contained in the Urban Runoff Management section of the Water Quality Control Plan for the San Francisco Bay Basin (September, 1992), hereafter called the Basin Plan. This strategy addresses control of pollution in urban runoff from municipalities, highways, industrial operations, and construction activities through issuance of NPDES permits, surveillance, and oversight of local agency urban runoff pollution control programs.

One potential alternative for the management of urban runoff is the constructed wetland treatment system. Wetlands generally occupy low-lying areas and, due to geographic location, receive surface runoff from adjacent lands. Studies have shown that wetlands have water quality treatment properties including pollutant removal through purification and filtering. Constructed wetland treatment systems may be feasible to control urban runoff pollution in cases of new construction and development, and retrofits of old structural controls. Constructed wetland treatment systems may also be added to existing flood control systems for purposes of water quality benefits as well as flood control enhancement.

The 1990 Coastal Zone Act Reauthorization Amendments (CZARA) require implementation of management measures to protect coastal zones from nonpoint source pollution from various sources, including urban runoff. These management measures apply to urban runoff discharges not regulated by NPDES permits, and require states to protect or restore wetlands and to promote the use of vegetated treatment systems. Vegetated treatment systems include vegetated filter strips and constructed wetlands.

Under section 6217(g) of CZARA, states are required to develop programs that ensure implementation of the management measures. Current revision of the state-wide nonpoint source management plan is intended to address CZARA requirements. This Resolution, in part, is intended to foster the use of constructed wetland systems as vegetated treatment

systems in the San Francisco Bay Area for the control of urban runoff discharges covered under CZARA.

Existing wetlands which are waters of the United States, as defined in 40 CFR Part 122.2, or waters of the state, as defined in the Water Code Section 13050 (e), are not covered under this policy. Existing wetlands of the San Francisco Bay are valuable resources that have been seriously depleted in the past. Although existing wetlands receive and likely treat urban runoff, intentional routing of untreated runoff to these wetlands may have negative impacts on wetland habitat value and water quality, and is not legally permissible unless all applicable water quality objectives for such wetlands are met. Damage to existing wetlands would constitute a net loss to the Bay system and a violation of the Clean Water Act and the Porter-Cologne Water Quality Control Act. For these reasons only the use of constructed wetlands, rather than existing or natural wetlands, will be considered under this policy for the treatment of urban runoff.

The Regional Board recognizes that in some cases it may be appropriate to route untreated urban runoff to natural or existing wetlands provided that applicable water quality objectives are met. Existing wetlands, however, are typically waters of the United States, and as such do not fall under the terms of this policy. Future regional wetlands planning efforts may establish policy or procedures regarding urban runoff and existing wetlands. For the interim, projects initiated outside the realm of this Regional Board policy will be considered on a case-by-case basis.

Preamble

The provisions which follow are intended to provide Regional Board policy on the establishment of constructed wetlands to control urban runoff pollution. Inherent in this policy is the recognition that the majority of research to date concerning wetland treatment systems pertains to treatment of wastewater. There is limited evidence on the effects, both short-term and long-term, of using wetlands for urban runoff pollution control. For this reason, a conservative approach regarding these treatment systems is warranted. Under no circumstances should wetlands constructed for purposes of urban runoff treatment preclude upstream pollution prevention measures. In the future, this policy may be modified to be consistent with ongoing regional wetlands planning efforts or revised to incorporate new evidence on the effects of using constructed wetlands for urban runoff pollution control.

For the purposes of this policy, urban runoff treatment is defined as:

control of urban runoff pollution through the physical, chemical, or biological removal of pollutants in order to meet the requirements of the Clean Water Act imposed by NPDES permits, urban runoff management programs, or other regional or local jurisdictions.

Wetlands are defined in 40 CFR Part 122.2 as:

those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Wetlands include saltwater marshes, freshwater marshes, open or closed brackish water marshes, swamps, mudflats, and riparian areas.

Constructed wetlands are defined according to CZARA guidelines as:

engineered systems designed to simulate natural wetlands to exploit the water purification functional value for human use and benefits. Constructed wetlands consist of former upland environments that have been modified to create poorly drained soils and wetlands flora and fauna for the primary purpose of contaminant or pollutant removal from wastewaters or runoff. Constructed wetlands are essentially wastewater treatment systems and are designed and operated as such though many systems do support other functional values.¹

POLICY

The following provisions will be followed by the Regional Board in determining whether or not to approve projects involving the use of constructed wetlands to treat urban runoff.

Pursuant to 40 CFR Part 122.2, wetlands constructed and operated under this policy are waste treatment systems and, as such, are not waters of the United States.

1. The Regional Board will consider the use of wetlands for urban runoff treatment in cases where the wetlands are constructed or "artificial" systems. The use or modification of existing wetlands for urban runoff pollution control is beyond the scope of this policy. Constructed wetland systems which subsequently are connected with - or discharge to - existing wetlands may be considered provided that 1) the discharge does not violate water quality objectives, and 2) the beneficial uses of the existing wetlands are maintained or enhanced.

Rationale: Existing wetlands are waters of the United States and are afforded protection from degradation by nonpoint source pollutants under the Clean Water Act. Direct discharges of untreated urban runoff to existing wetlands may disrupt the habitat of valuable or rare or endangered species, or may adversely alter the distribution of vegetation. Damage to existing wetlands would constitute a net loss of

¹D.A. Hammer, Designing Constructed Wetlands Systems to Treat Agricultural Nonpoint Source Pollution, *Ecological Engineering*, 1(1992): 49-82.

wetlands in the Bay system and a violation of the Clean Water Act, the Porter-Cologne Water Quality Control Act, and the no net loss policy. As a result, use of existing wetlands for urban runoff pollution control is beyond the scope of this policy.

The Regional Board will consider the connection of constructed wetlands to existing wetlands so long as the constructed wetlands are maintained and operated to avoid discharges of pollutants to the existing wetlands that would otherwise negatively impact or degrade the existing wetlands. In these cases, the constructed wetlands may serve as buffers and/or water sources for the existing wetlands.

2. Wetlands constructed under this policy will function as urban runoff treatment systems in order to satisfy storm water and nonpoint source discharge requirements of the Clean Water Act and the Basin Plan. Wetland systems constructed to treat urban runoff are intended, in part, to meet the Clean Water Act requirement to reduce pollutants in urban runoff discharges to the maximum extent practicable. In addition, these treatment systems are intended, in part, to prevent or eliminate violations of applicable water quality objectives, or negative impacts to beneficial uses, of receiving waters.

Rationale: The primary goal of the construction of these wetland systems is urban runoff treatment. Any other functions and values created during construction or thereafter are ancillary to the constructed wetland's purpose. As treatment systems, constructed wetlands operated and maintained according to this policy will not be waters of the United States. Constructed wetlands that are not operated and maintained according to terms of this policy and the approved management plan (required by Provision 7) may forfeit the designation of "treatment system."

Urban runoff treatment systems are intended to remove pollutants and should not contribute to or intensify water quality problems in receiving waters, including groundwater. This would *contradict* the purpose of the constructed wetland treatment system. In such cases, the treatment wetland could be subject to clean-up or discharge requirements.

3. Wetlands constructed for urban runoff treatment under this policy shall be constructed separate from the receiving water. Instream systems are constructed within waters of the United States, subject to Clean Water Act Section 401 and 404 requirements, and do not fall under the terms of this policy. Any wetland system constructed instream will be a water of the United States and subject to all applicable Clean Water Act and Basin Plan regulatory and water quality requirements.

Rationale: Instream systems are constructed within existing waters of the United States (e.g., wetlands, streams and creeks). As a result, any wetland constructed in a water of the United States would be a water of the United States by default, regardless of treatment functions. Therefore, instream systems do not fall under the terms of this policy and will require satisfaction of all applicable regulatory requirements, including Clean Water Act Section 404 permits and Section 401 water quality certification.

4. The Regional Board will require the proponent to demonstrate (1) a commitment of an adequate amount of land to maintain urban runoff treatment functions in the constructed wetland; and (2) a commitment to manage the constructed wetland to maintain urban runoff treatment functions.

Rationale: The intent of this provision is to assure that adequate land and management resources are available for as long as the constructed wetland is intended for urban runoff treatment. The commitment to provide the land and management resources may come from a person or persons other than the proponent, such as local agencies. However, the commitment must be such that the land or management resources cannot be withdrawn without Regional Board notification. In addition, there must be sufficient advance notice to provide for acceptable alternative disposal or reclamation facilities for the runoff - or explanation of the reason the constructed wetland is no longer necessary.

5. Prior to authorizing the construction of a urban runoff treatment wetland, the Regional Board will require demonstration that the wetland will be managed so as not to create vector problems and nuisance, and so as to minimize the occurrence of avian botulism and other infectious diseases. The Regional Board will also require reasonable monitoring to demonstrate that, consistent with a treatment system, pollutants and other substances transferred to the constructed wetland do not harm wildlife due to direct toxicity or bioaccumulation in the food chain.

Rationale: Control of vectors and other nuisance factors is essential in all cases and critical near urban areas. Wetlands remove nutrients, toxics, and metals (e.g., mercury and selenium) which potentially accumulate and/or biomagnify in sediments and biotic tissues. Currently, there is a general lack of knowledge on how these substances and their accumulation affect wetlands and resident wildlife. In light of this information gap, a conservative approach should be used in evaluating the potential for adverse impacts to wildlife, particularly for substances that biomagnify. Monitoring and contingency plans will be necessary to avoid the creation of hazards. If it is determined that the runoff is

harmful to wildlife, measures must be developed to eliminate the hazard, or discourage wildlife use of the constructed wetland.

6. Constructed wetlands used for urban runoff treatment may not be used to satisfy mitigation requirements for wetlands loss pursuant to any program within the purview of the Regional Board including, but not limited to, Sections 401 and 404 of the Clean Water Act, or any other regional or local jurisdiction.

Rationale: Wetlands constructed to control urban runoff pollution have the primary purpose of water treatment and, as such, are not waters of the United States. Mitigatory wetlands, however, are created solely for purposes of preserving habitat and wildlife values and receive the same protection under the Clean Water Act as natural or restored wetlands. Under the Clean Water Act, discharges which would lead to the degradation of protected wetlands are prohibited. Therefore, there can be no substitution of wetlands constructed for water treatment for wetlands required as Section 404 mitigation.

In addition, there is limited evidence on the effects of using constructed wetlands for urban runoff pollution control and whether such wetlands provide suitable habitat value. In the future, significant new monitoring data may warrant reconsideration of mitigation restrictions.

7. Prior to approving a constructed wetland for urban runoff treatment, the Regional Board will require the proponent to provide a management plan acceptable to the Executive Officer which provides detailed information on how compliance with Provisions 1 through 6 is to be achieved, and which designates the party responsible for maintenance and operation of the wetland once construction has been completed. The management plan should contain at least the following information:
 - A. A project plan, including a description of: the site; the physical facilities to be provided in the constructed wetland area; the physical layout of the constructed wetland including all points of discharge to and from the wetland; adjacent waters; applicable pretreatment and source control measures; and how the land is to be committed to this use for the project lifetime. The project plan should also include an explanation of the project purpose and objectives, a description of pre-construction site selection and sampling, and a description of planning and design elements including wetland design criteria.
 - B. An operations and maintenance plan, including contingency plans and a vector control program.
 - C. As part of the operations and maintenance plan, a reasonable monitoring plan

including monitoring for vector control, water quality investigations, and any necessary habitat and wildlife evaluations.

- D. A complete description of pilot work or other data on which the proposal is based. This description should include determinations of the optimum land area and management techniques needed. The description should also include the anticipated quality of the runoff discharged to the constructed wetland and the anticipated quality of the discharge from the constructed wetland, including its impact on receiving waters.

Rationale: A management plan, in addition to providing the necessary information to the Regional Board, should act as an operations manual for managing and monitoring the constructed wetland. Project goals specified in the management plan will later serve as indicators of the success of the project. This management plan may be part of an existing plan such as a Storm Water Pollution Prevention Plan.

Management plans should be prepared in consultation with the staff of the Regional Board, the State Department of Fish and Game, the State Department of Health, local vector control agencies, the U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency, the U.S. Soil Conservation Service, the U.S. Fish and Wildlife Service and local storm water management programs. Regional Board staff will provide the proponent with management plan recommendations.

Comment #68

Granada community park and rec center

Meredith Schreiber <[REDACTED]>

Mon 6/17/2024 5:05 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hi there,

I am a new resident of El Granada and am writing to share feedback on the El Granada community park and rec center plan. While I generally support the desire to beautify this space and provide more community resources, I believe the plan is shortsighted and is not addressing actual needs of the community.

First, I am concerned about parking. I live just a few blocks from this space and see that the parking lot will only accommodate 25 spaces. Surely when this fills up people will be parking throughout the surrounding neighborhood, making it hard for the actual residents to use the street parking spaces right outside their house. What is the plan to minimize street parking in the residential neighborhood? Why is it that the parking lot in this plan is so small?

I am also disappointed to see that the park optimizes for a walking trail (something the area has plenty of already on both sides of the highway), yet it doesn't include any full basketball court, volleyball courts, pickleball or tennis courts, things that Half Moon Bay does not currently have a lot of. Why are none of these other activity options not included? Is there a plan to include these in a future park somewhere in the community?

I am happy to further explain my reasons for my dissatisfaction with the current plan, and I would like to participate in future conversations or planning sessions when available.

Best,

Meredith Schreiber



San Francisco Bay Regional Water Quality Control Board

June 17, 2024

Granada Community Services District

PO Box 335

El Granada, CA 94018

Attn.: Hope Atmore, Assist General Manager, hatmore@granada.ca.gov

Subject: Granada Community Park and Recreation Center Project IS/MND, El Granada, California

We have reviewed the Initial Study/Mitigation Negative Declaration (IS/MND) for the Granada Community Services District's (District) Granada Community Park and Recreation Center Project (Project). The Project's purpose is to create a new 7.72-acre community park on a collection of parcels known collectively as the Burnham Strip. The Project includes site development for recreational uses, including active and passive recreational zones, walking paths, fitness stations, park restrooms, outdoor showers, a dog park, small and large group picnic areas, kids' play structures, skate ramp and related skate feature, parking areas, and a renovated expanded community recreation center. The Project would also enhance two existing onsite drainage channels and expand and improve onsite vegetation.

We appreciate the Project's overall benefit to the community through the array of diverse recreation opportunities. The Project appears to have potential impacts to waters of the State, and the biological assessment provided in the IS/MND does not sufficiently evaluate all potential waters of the State at the Project site, including potential impacts to seasonal wetlands. We encourage the District to coordinate with the appropriate regulatory agencies to both determine whether all potentially jurisdictional waters of the State and/or U.S. have been identified and that the proposed impacts are consistent with those agencies' permit requirements.

Comment 1: Impacts to Aquatic Resources

The IS/MND indicates that the Project would result in impacts to aquatic resources including streams or tributaries, or other waters of the State. Both a Clean Water Act (CWA) Section 401 water quality certification and/or a CWA Section 404 Permit from the U.S. Army Corps of Engineers may be necessary for projects involving impacts to waters of the U.S. Additionally, the project proponent may need to file a Report of Waste Discharge if the project may result in a discharge of pollutants to waters of the State. Work involving stream channels may also require a Stream Bed Alteration Agreement from the California Department of Fish and Wildlife. Lastly, there could be wetlands, seasonal or perennial, that are waters of the State but not waters of the United States, and the Biological Assessment provided in the IS/MND does not sufficiently evaluate whether such

features have been identified or could be present at the Project site. For this reason, a wetland and waters delineation should be conducted to fully identify all jurisdictional features at the Project site. Once all jurisdictional features have been identified, then the Project must comply with the applicable 401 Certification and/or Waste Discharge Requirements (WDRs) requirements.

Projects with potential fill-related impacts to State waters, such as the Project, must first demonstrate their design avoids and minimizes adverse impacts to the extent practicable. As part of the 401 Certification and/or WDRs permitting process, we will require a thorough analysis of the proposed Project and its alternatives. The State Water Board (State Water Board) adopted the *Procedures for Discharges of Dredged or Fill Material to Waters of the State* (Dredge and Fill Procedures) for determining the circumstance under which filling of waters of the State may be permitted. Similar to the U.S. Environmental Protection Agency's Section 404(b)(1), "Guidelines for Specification of Disposal Sites for Dredge or Fill Material" (Guidelines), the Dredge and Fill Procedures prohibit discharges of fill material into waters of the State, unless a discharge, as proposed, constitutes the least environmentally damaging practicable alternative that will achieve the overall project purpose. To accomplish this, the Procedures sequence the order in which proposals must be approached: 1) Avoid - avoid impacts to waters; 2) Minimize – once impacts have been avoided to the maximum extent practicable, modify the project to minimize impacts to waters; and 3) Compensate – once impacts have been fully minimized, compensate for unavoidable impacts to waters of the State.

Summary

We are supportive of the Project's overall intent and are providing these comments to ensure the District seeks the appropriate permits from the regulatory agencies and the Project is consistent with 401 Certification and/or WDRs requirements at both an early design stage and at the permitting stage. We look forward to working with the District on this Project as it moves forward and offering our input along the way.

Sincerely,

Tahsa Sturgis

Tahsa Sturgis
Water Resource Control Engineer
Watershed Management Division

Cc: CDFW, Wesley Stokes, wesley.stokes@wildlife.ca.gov
Corps, SF Regulatory Branch, cespn-rg-info@usace.army.mil

Comment #70

Pre-school

MA <[REDACTED]>

Mon 6/17/2024 10:07 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Cc: smc_supmueller@smcgov.org <smc_supmueller@smcgov.org>

Dear GCSD,

I am a concerned community member of the coastside. I recently learned about GCSD's plan to evict Picasso Preschool to build a community center. Evicting a community service to build a community center makes no sense! More than 50 families rely on Picasso so they can work and provide for their family. This is the last remaining full time licensed preschool between Montara to Half Moon Bay. Waitlists for other locations are already years long. Please reconsider or find a way for Picasso OR ANOTHER FULL TIME PRESCHOOL to be included in the community center. Our children need your support.

Sincerely,

Michal Abaonza

CALIFORNIA COASTAL COMMISSION

NORTH CENTRAL COAST DISTRICT
455 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94105
PHONE: (415) 904-5260
WEB: WWW.COASTAL.CA.GOV

**June 21, 2024**

Grenada Community Services District
Attn: Hope Atmore, Assistant General Manager
P.O. Box 335
El Granada, CA 94018

Subject: ***Draft Initial Study/Mitigated Negative Declaration for the proposed Granada Community Park and Recreation Center Project***

Dear Ms. Atmore:

Thank you for sending the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Granada Community Park and Recreation Center Project. The proposed project would develop a collection of parcels for recreational uses including active and passive recreational zones, walking paths, fitness stations, restrooms, outdoor showers, a dog park, picnic areas, play structures, skate features, parking areas, and an expanded community center. The proposed project would also improve and enhance two onsite drainage channels to create natural area and expand and improve onsite vegetation. Staff requests that the following be addressed in the IS/MND for the project, as discussed below.

Access and Parking

Please address the following:

1. The project would add a paved and painted 25-space permeable parking lot and would provide an additional ten angled permeable street parking stalls north of the proposed "Village Green." In addition, twenty new permeable parking stalls would be installed in front of the renovated Community Recreation Center, and approximately fifty-seven street parking spaces would remain along Obispo Road adjacent to the project site. However, the proposed project would also remove an existing dirt lot which has been unofficially used as a parking lot in the central portion of the project area. Please provide an estimate of the amount of parking currently provided by the existing dirt lot, and please clarify the anticipated net change in public parking opportunities as a result of the proposed project. Please demonstrate that equivalent public parking will remain after the project and if the project will reduce parking, please provide a justification for our analysis of those impacts, including if the project will support any other forms of transportation (transit, micro-mobility, etc.) to replace vehicular parking.
2. Please describe any temporary impacts to parking and coastal access during construction.
3. Please clarify whether parking provided would require a fee.

Aesthetic Resources

Please address the following:

1. Please ensure that the project is consistent with LCP policies 8.6, 8.9, 8.15, 8.17, 8.23.

Biological Resources

Please address the following:

1. Please confirm the applicable LCP-required buffer zones for both drainage features (ditch 1 and ditch 2), and include an exhibit which clearly delineates the riparian areas and applicable buffer zones. The BRA identified Burnham Creek and the unnamed drainage (ditch 2) near Ave Portola as intermittent channels during most water years and the western-most unnamed drainage (ditch 1) as an ephemeral channel. As such, LCP Policy 7.11 requires "on both sides of the corridors, from the limit of riparian vegetation, extend buffer zones 50 feet outward for perennial streams and 30 feet outward for intermittent streams. Where no riparian vegetation exists along both sides of riparian corridors, extend buffer zones 50 feet from the predictable high water line for perennial streams and 30 feet from the midpoint of intermittent streams."
2. While the IS/MND states that the proposed project would not modify riparian habitat within Burnham Creek, please describe any work proposed within the required riparian buffer zones as defined by LCP Policy 7.11.
3. The proposed project involved regrading and revegetating both existing unnamed drainages. Please clarify the type and extent of work proposed within riparian corridors, and within LCP-required riparian buffer areas.
4. Please clarify the statement "Revegetation would account for approximately 45% of riparian vegetation species that are listed in the LCP" (Page 3-43).
5. The IS/MND found that no potential wetlands were identified during the site survey completed for the BRA. Please clarify or confirm that the presence of wetlands was evaluated against the LCP wetland definition in LCP Policy 7.14: *"Define wetland as an area where the water table is at, near, or above the land surface long enough to bring about the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Such wetlands can include mudflats (barren of vegetation), marshes, and swamps. Such wetlands can be either fresh or saltwater, along streams (riparian), in tidally influenced areas (near the ocean and usually below extreme high water of spring tides), marginal to lakes, ponds, and made-made impoundments. Wetlands do not include areas which in normal rainfall years are permanently submerged (streams, lakes, ponds and impoundments), nor marine or estuarine areas below extreme low water of spring tides nor vernal wet areas where the soils are not hydric. In San Mateo County, wetlands typically contain the following plants: cordgrass, pickleweed, jaumea, Frankenia, marsh mint, tule, bullrush, narrow-*

leaf cattail, broadleaf cattail, pacific silverweed, salt rush, and bog rush. To qualify, a wetland must contain at least a 50% cover of some combination of these plants, unless it is a mudflat.”

Sea Level Rise/Hazards

The IS/MND does not appear to discuss sea level rise (SLR) issues. Although the IS/MND describes the project site as being either 15 feet or 20 feet above mean sea levels and is therefore likely safe from flooding projections, the site location is in a very constrained location, close to the shoreline, and in an area subject to high erosion. The site is protected by Highway 1 and the Caltrans right-of-way. However, Highway 1 here is very vulnerable to erosion and SLR. As required by a CDP condition, Caltrans is undertaking SLR analysis and adaptation planning for the highway. In particular, those adaptation solutions will include options that can remove the shoreline armoring adjacent to Surfer's Beach. Likely alternatives include elevated causeway structures, major and minor relocation scenarios, nature-based solutions, or protect in place. Any future CDP application here will need to describe the SLR risks to the project (if any) but also discuss how the project may constrain or be compatible with various adaptation solutions for the highway.

Thank you again for the opportunity to comment on this Draft IS/MND, and we look forward to continued coordination on this project. If you have any questions regarding these comments, please contact me via email at isobel.cooper@coastal.ca.gov.

Sincerely,

Isobel Cooper

Isobel Cooper
Coastal Planner
North Central Coast District Office
California Coastal Commission

Comment #72

New form submission received: Contact Us

Streamline <noreply@specialdistrict.org>

Fri 6/21/2024 7:56 PM

To: Nora Mayen - GCSD Admin <gcsdadmin@granada.ca.gov>; Hope Atmore <hatmore@granada.ca.gov>



Contact Us

Contact Us

Form:

Name: Jocelyn

Email: [REDACTED]

Message: Stop ruining our community we dont want to have the skate ramp or the dirt parking lot removed please stop!!

[Reply / Manage](#)Powered by [Streamline](#).

Comment #73

I like to visit the beach here, it is awesome and it is important that people can park the same way that we have been, for free. There are about 40 cars here this morning, people enjoying the beach.

So I'm concerned that if we put up a gate, that people can change the rules and basically close this place.

Dan Code



Comment #74

Opposition to parking lot development

Nicole Burleson [REDACTED] >

Sat 7/6/2024 10:50 AM

To: Hope Atmore <hatmore@granada.ca.gov>

To Whom this Concerns:

I hope this message finds you well. I am writing to express my strong opposition to the proposed development of the parking lot in El Granada at Surfers's Beach due to the current inadequacies in our roadway and infrastructure systems. The existing roadways are already struggling to accommodate the current traffic levels, and adding a new tourist facility will only exacerbate this problem. The increased traffic will likely lead to congestion, delays, and a higher risk of accidents, all of which are significant concerns for our community. Additionally, the current infrastructure is not equipped to handle the influx of people that the new park is expected to attract. Without proper planning and upgrades, we risk overburdening our utilities and services, which could result in disruptions and diminished quality of life for residents and visitors alike. For these reasons, I urge you to reconsider the development of the parking lot until comprehensive improvements are made to our roadways and infrastructure. It is crucial that we prioritize the safety and well-being of our community and ensure that any new developments are sustainable and beneficial in the long term. Thank you for your attention to this matter.

Sincerely,

Nicole Burleson
[REDACTED]

[REDACTED]

Comment #75**El Granada project**

Thad Baker <[REDACTED]>

Sat 7/6/2024 11:05 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Hello, I recently learned of the project to remove parking at surfers beach. Presumably also the skate ramp and also parking spots along Highway one near Surfers Beach. As a resident of el Granada with three kids who frequent the beach I would be significantly impacted by any change to this area. We moved here because of surfers Beach and easy access from the neighborhood. Please let me know if any public meetings or discussions about this project.

Thank you,
Thad Baker
[REDACTED]

Comment #76

El Granada Community Park and Rec Center

Justine Cable [REDACTED] >

Sat 7/6/2024 12:06 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hi Hope,

As a resident of Montara since 2019, I would like to express support for removing all "parking" along Highway 1, pertaining to this project.

It's Saturday, July 6th and has taken almost 45 minutes currently to navigate the traffic on highway 1 south from Montara to Half Moon Bay today just to get my child to a swim lesson because of the problematic parking issues on Highway 1 in El Granada. If this was a situation where emergency vehicles needed to bypass or if an evacuation needed to happen, I am at a loss of how it would be managed with this kind of clogging.

For those concerned with the loss of parking, or more understandably it flowing back up into their neighborhood, the best solutions to supplement this welcome change of removing problematic parking on highway 1 should be:

- Permit parking in the neighborhoods for valid residents
- Metered parking in public areas and possibly a reservation system like Muir Woods.

Additionally, I can't stress enough the need for removing the stop light at Coronado Ave and Highway 1 and replacing it with a roundabout. It is a huge impediment to traffic flow. With all of the initiatives to add affordable housing and climate change increasing our visitor traffic, we need to future-proof our traffic flow solutions. Replacing stoplights with roundabouts will be the solution to this.

I appreciate the work invested in this project and look forward to seeing ground break.

Thank you for your time in reading my email.

Justine Cable
[REDACTED]

Comment #77

Public Comment Re: Surfers Beach

Evelyn Moseley France [REDACTED] >

Sat 7/6/2024 9:06 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hello,

I am an El Granada local and I am a business owner on Ave Alhambra.

The loss of parking would be a hugely negative impact on businesses and residents in El Granada. The traffic is already a challenge as patients of mine sometimes have to hesitate to make appointments in order to try to avoid traffic, and often have difficulty parking in the area.

Whatever plans are coming for the strip area, a large beach parking lot should be part of the plans and would not be difficult to incorporate.

Thank you,

Dr. Evelyn Moseley France

Comment #78

Please stop

Jocelyn Sevilla <[REDACTED]>

Thu 7/11/2024 9:31 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Please dont ruin the half pipe and our parking area the people of el granada dont want that!!!

Comment #79

Public Comment for Granada Community Park

Jennifer Collins <[REDACTED]>

Tue 7/9/2024 1:22 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hello,

My name is Jennifer Collins and I support the Granada Community Park and Rec Project! I live on the corner of Alhambra and Balboa in El Granada, so I am very close to the project. My family is very excited for all of the amenities it will bring to town! We have seen the Midcoast Council put up fliers all over town saying that this project will create parking problems. This is problematic to me. These negative tactics will keep our town from having something really special and nice for families. It is infuriating to me that people will curb all growth (and something nice!) to keep something the same because they do not want their life to have any change.

Please build this for our future families and children.

Thank you,
Jennifer Collins

Comment #80

New form submission received: Contact Us

Streamline <noreply@specialdistrict.org>

Fri 7/12/2024 3:54 PM

To:Nora Mayen - GCSD Admin <gcsdadmin@granada.ca.gov>;Hope Atmore <hatmore@granada.ca.gov>

[Logo used for headers](#)

Contact Us

Contact Us Form:	
Name:	Patrick Tierney
Email:	
Message:	I am very supportive of the progress toward building a new community center at the proposed location. I believe the negative declaration is appropriate given the use of a site with an existing structure. The location is optimal with it being located next to the community park. It will serve all the community and fills a strong need, as expressed in community surveys and in public meetings. The proposed layout of rooms and activity spaces is excellent and makes the most use of the limited building footprint. A long term solution needs to be found for child care on the Coastsides and this building is not a viable choice. I appreciate your continuing efforts to get the community center built.

[Reply / Manage](#)Powered by [Streamline](#)

Comment #81**Surfer's Beach**

Richard Klein <[REDACTED]>

Sat 7/13/2024 6:16 AM

To: Hope Atmore <hatmore@granada.ca.gov>

The centerpiece of El Granada recreation is Surfer's Beach. Between Caltrans and GCSD, it is imperative that this tremendous and highly-utilized resource remain accessible. I know re-planning is costly, but somehow we have to keep the beach accessible. A pretty park with community center bought at the cost of beach access (and the preschool?) would be a net loss to the community, not a gain.

Rich Klein, [REDACTED] El Granada

Comment #82

Goodbye Surfer's Beach Parking

Anita Marlin <[REDACTED]>

Sat 7/13/2024 4:46 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Dear Hatmore,

I saw the sign and am very disappointed to learn that the surfer's beach parking will be removed. The city is catering to one group and one group only -- the bike lobby. What about the surfers? What about the residents? This plan is very bad and will create havoc for the people who live here.

Where is the compromise?

Why not keep the parking lot and build a catwalk to the west side of Highway 1?

Time and again we see city counsel making poor decisions that are not well thought out. It's all about politics and virtue signaling. More power to the greenies and the bike lobby, down with the tax paying residents.

Sadly,

Anita Marlin

Miramar resident since 2015

Comment #83

Surfer's beach park plan in El Granada

Josh Simpson [REDACTED]

Sun 7/14/2024 8:35 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Hi there - I live on Del Monte Road in El Granada, and I walk to Surfer's Beach several times a week. I'm hugely concerned about the plans to dramatically scale back the parking there. In the flat gravel area near the skate ramp I typically see 40-70 cars on busy days, not to mention additional cars parked on the side of Highway 1. The dramatic reduction in available parking that is being proposed actively works against the general public's interest in providing safe access to the beach. It will also mean that people will take up all the available parking in front of the post office, which will harm locals' ability to get their mail. It certainly won't do the hardware store and the restaurant any favors either, because their customer parking will be used all day by beach goers rather than customers. The final insult to community will be that all of these readily foreseeable harms will cost significant taxpayer funds. So we, as taxpayers, will be paying our government to erode our quality of life here on the Coastsides. Surely this doesn't appear in anyone's mission statement, but it is a very real description of the real world effects this project will have, if it is not re-designed to include dramatically more parking spaces.

Regards,

Josh Simpson

[REDACTED]

Sent from my iPad

Comment #84

GCSD park project

harriet segelcke [REDACTED]

Fri 7/12/2024 6:20 PM

To:Hope Atmore <hatmore@granada.ca.gov>

Hello

So I'm emailing to give info about what must be done to save our town from this massive tourist plan that does nothing to benefit the people who live in and enjoy this town.

This comment period even with massive response will fall on deaf ears and here is what I know.

The county only responds to law suits. If it denies this project it will be sued by the developers so it has to say yes.

But it can stand behind a community law suit

And do the communities bidding.

Also the wedding venue proposed will diminish all in earshot if the DJ music. There are rules but zero ZERO enforcement. So doesn't matter that it may be printed that no music can leave the building nor that the guests can't hoot and Hollar party style across the street/ within earshot of residences. There is no enforcement.

Only a law suit. Please take this seriously.

Regards the parking again the community needs to sue. Enough is enough. Remember there is a lot of opposition to the trailer park that is currently going in by the harbor. Lots of public comment etc.

that's not the way to keep our town ours.

I wonder if there is anyone who knows how the builders that made Daly City chock a block were kept out of el Granada . I was told it was a few mothers who stopped them somehow with community support. That was in the 50s I think.

But today.... A law suit. Is the only way.

Sent from my iPhone

Granada project

harriet segelcke <[REDACTED]>

Sat 7/20/2024 6:56 AM

To: Hope Atmore <hatmore@granada.ca.gov>

I oppose a plan for this space that includes a community center open to parties with weddings or any parties not from within the community. DJ music strictly prohibited as well live bands. The parking limitations proposed will push parking into the neighborhoods as well diminish the current parking available for community enjoyment of the beach as it stands. the parking plan I oppose.

Harriet Segelcke

Sent from my iPhone

Comment #85

Picasso preschool



Tue 6/11/2024 6:26 AM

To: Hope Atmore <hatmore@granada.ca.gov>

Hello,

I'm reaching out to share my concerns over the planned demolition of Picasso preschool. As a community member and parent of Picasso children I'm concerned about the lack of preschools on the coast.

Picasso has been a wonderful educational start for our children and many who have come before us.

Please consider keeping the preschool.

Thank you,

Elizabeth Durham

Sent from my iPhone

Comment #86

New form submission received: Contact Us

Streamline <noreply@specialdistrict.org>

Fri 6/21/2024 8:09 PM

To:Nora Mayen - GCSD Admin <gcsdadmin@granada.ca.gov>;Hope Atmore <hatmore@granada.ca.gov>



Contact Us

Contact Us Form:	
Name:	Owen
Email:	
Message:	Hello i noticed you guys are trying to change up the community leaving us surfers without a spot to park the community never agreed to this!!

Reply / Manage

Powered by [Streamline](#).

Comment #87

Feedback

Wanda Bowles <[REDACTED]>

Wed 7/17/2024 12:06 PM

To: Hope Atmore <hatmore@granada.ca.gov>

I have lived in El Granada for 25 years. Having a park where the preschool is would be a great idea. The coastal trail in front of the jetty is crumbling away so the parking that is planned to disappear will most likely be the new road.

W. Bowles

[REDACTED]

EG

Get [Outlook for iOS](#)

Comment #88

Support for Granada Community Park

Michael Trudgeon [REDACTED]

Wed 7/17/2024 6:51 PM

To: Hope Atmore <hatmore@granada.ca.gov>

Hello!

We wanted to write a message of support for the future Granada Community Park. My wife and I can't be more excited to have some open space that will serve as an anchor for the EG community. Everything about it seems fantastic: open space and picnic areas, dog park, and formal parking areas.

While we have only lived here for a few years (first as renters, then homeowners), we have fallen in love with the town and its friendly residents. We've been eagerly anticipating its arrival ever since we heard about the plans.

We've been surprised to see signs plastered around the neighborhood suggesting that the park will have numerous negative impacts. These signs appear to misrepresent what I've read from the plans, encouraging people to oppose the park.

We're eagerly awaiting any news about the park and hope to see the hard work and vision of the GCD become reality. Thank you for advocating for this community space!

Sincerely,
Michael & Amanda
[REDACTED]

Comment #89**GCSD Park Project****Mike Cochran** [REDACTED]

Thu 7/18/2024 11:54 AM

To: Hope Atmore <hatmore@granada.ca.gov>

I would like to go on record as being solidly against going forward with the park and community center project as currently planned. I am an El Granada resident and my sense is that the last thing the people of this community want is more people coming over the hill to converge on our already limited space. Traffic is difficult enough as it is but this park would make getting out of El Granada and onto Highway 1 near impossible. Go back to the drawing board and design a plan that actually helps the community rather than destroying it. Please.

Wedding Receptions? Really, is that what the people are clamoring for?



COUNTY OF SAN MATEO
PLANNING AND BUILDING

Comment #90

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

July 31, 2024

Hope Atmore, Assistant General Manager
Granada Community Services District
PO Box 335
El Granada, CA 94018
Email: hatmore@granada.ca.gov

SUBJECT: San Mateo County Planning and Building Comments on the Draft Initial Study/Mitigated Negative Declaration for the proposed Granada Community Park and Recreation Center Project

Dear Assistant General Manager Atmore:

Thank you for the opportunity to review and provide comments on the Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Granada Community Park and Recreation Center Project (Project). The Project will develop a collection of parcels in El Granada north of the intersection of Highway 1 and Coronado St., into a 7.72-acre site with recreational uses, including active and passive spaces, walking paths, restrooms, community recreation center, dog park, picnic area, play structures, and others. The Project would enhance two onsite drainage channels and expand and improve onsite vegetation. The Project would connect park users to an existing signalized intersection and marked crosswalk across Coronado Street to the Midcoast Multimodal Parallel Trail. Regularly scheduled and/or special events with amplified sound would be held year-round at the park and community recreation center.

As defined in California Environmental Quality Act (CEQA) Guidelines Section 15381, the County of San Mateo is a Responsible Agency for purposes of CEQA as the Project will require the issuance of discretionary permits, including but not limited to a Coastal Development Permit (appealable to the California Coastal Commission), Use Permit, Design Review, and Grading Permit. In addition, County staff anticipates the Project would require a General Plan Conformity Determination and Major Development Pre-Application Workshop.

The San Mateo County Planning and Building Department (Department) offers the following comments based on staff's review of the Project's IS/MND, County's Certified Local Coastal

Program and implementing plans, proposals in other County accepted/adopted plans, and County processes to inform future permits that would be processed by the Department. Staff has prepared a comment matrix (attached) and summarized key comments below.

Project Components

It is understood there are several locations within the project area that would support occasional special events and/or private and public group gatherings – the paved plaza next to the Village Green lawn area, the Village Green lawn area, and the community recreation center buildings. Please clarify the estimated frequency and potential maximum capacities that could be expected in each of the areas from anticipated events or group gatherings.

Aesthetics

Please include any available elevations, renderings, and/or viewshed illustrations of the proposed buildings and structures to support the evaluation of potential Aesthetic impacts caused by the project on the surrounding area.

Biological Resources

It is unclear whether the Project's uses and activities comply or conflict with San Mateo County Local Coastal Program (LCP) Policies 7.9 (Permitted Uses in Riparian Corridors), Policy 7.11 (Establishment of Buffer Zones), and Policy 7.12 (Permitted Uses in Buffer Zones) as the IS/MND does not provide context for existing, impacted, and new riparian and wetland areas. It is the County's position that the proposed project must demonstrate compliance and minimize impacts pursuant to the LCP's Sensitive Habitat Component, including relative to newly established sensitive habitats and/or riparian corridors that are created by the project. The IS/MND should include figure(s) and additional narrative that clarifies the locations and extents of the:

- existing riparian area and wetlands as defined by San Mateo County Local Coastal Program (LCP) Policies 7.7 and 7.14,
- buffer zones as defined in LCP Policy 7.11 and 7.18,
- existing riparian area impacted by the Project,
- new riparian area established by the Project,
- buffer zones for the new riparian area established by the Project, and
- uses and activities expected in new riparian areas and buffer zones.

Hydrology and Water Quality

The IS/MND should clarify whether its use of the word "riparian" is consistent with LCP Policy 7.7 and what design measures the Project will employ to prevent human disturbance and pollution to riparian areas, drainage channels, and creeks.

Noise

The Project's parcels are within the San Mateo County General Plan Noise Impact Area, per General Plan Policy 16.9; the IS/MND should evaluate consistency with relevant policies per Chapter 16 of the General Plan.

Transportation

Walking and Bicycling

Department staff appreciates continued coordination with Granada Community Services District leadership regarding bicycle and pedestrian connections to and through the proposed Project site, and whether the proposed Project's trails could support multimodal transportation and serve as a portion of the alignment of the Multimodal Parallel Trail. While we believe the Project includes trail components that could lead to furthering this objective, we are wary of the non-trail Project encroachments onto the Obispo Road public right-of-way that could hinder the County's future planning for the Multimodal Parallel Trail, and, therefore request that the District avoid or minimize such encroachments to the degree possible (e.g., landscaping, entry plaza, biotreatment facilities and/or other non-trail improvements). Additionally, at present, the Project proposes a portion of path in County rights-of-way along Obispo Road, adjacent to Burnham Creek. The IS/MND should add a more detailed exhibit clarifying the County right-of-way, existing edge of pavement, location of creek and trail alignment.

Parking

The existing site contains an unpaved lot which is used by the public for parking to access the Surfer's Beach area. The Project proposes to remove this unpaved parking area to add recreational uses and proposes to add additional parking on site and within the County right-of-way on Obispo Road. The IS/MND should clarify:

- assumptions that formed the basis of the proposed number of parking spaces provided by the Project for the proposed uses,
- an estimate of the number of parking spots in the unpaved parking area,
- an estimate of the number of parking spots (if any) on Highway 1 that are assumed to serve the project,
- an exhibit that shows the street parking cited by the project on Obispo Road, and
- an exhibit that shows what parking is assumed to be in the County right-of-way.

Vehicle Miles Traveled Analysis

The IS/MND uses visitor data to Quarry Park to estimate the number of vehicle trips generated by the Project; however, the Project includes uses that are not provided at Quarry Park and could change the number and distance of potential trips to the site. The IS/MND should include further justification for the trip calculation to assert the Project is locally-serving and meets the County's small project screening criteria and/or complete a VMT analysis.

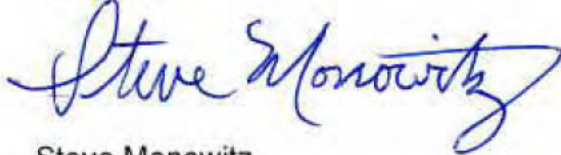
Emergency Response

Opposite the Project site on Obispo Road is the Coastside Fire Protection District (CFPD) Station 41. The Project includes proposed changes to Obispo Road and will have increased use along Obispo Road and Avenue Alhambra which provide access to the site. The IS/MND should clarify whether CFPD has reviewed the Project and if the Project would affect CFPD operations.

The County appreciates the opportunity to comment on the Draft Initial Study/Mitigated Negative Declaration for the proposed Granada Community Park and Recreation Center Project. Please feel free to contact Summer Burlison at (650) 363-1815 or sburlison@smcgov.org, or me at (650) 363-1861 or smonowitz@smcgov.org to discuss any

of these comments further.

Sincerely,



Steve Monowitz
Planning and Building Director

Attachment: County of San Mateo Planning and Building Department - Comment Matrix

cc: Isobel Cooper, Coastal Planner, California Coastal Commission
Ann Stillman, Director, Department of Public Works
Nicholas Calderon, Director, Parks Department
Sophie Mintier, Assistant Director, Planning and Building Department
Bharat Singh, Planning Services Manager, Planning and Building Department
Summer Burlison, Senior Planner, Planning and Building Department
Chanda Singh, Senior Transportation Planner, Planning and Building Department
Gus Mattammal, Chair, Midcoast Community Council
Gina Quiney, Chief of Staff, Board of Supervisors District 3

Section / Page Number	Chapter / Table / Figure Reference (if applicable)	Staff Comment
PROJECT DESCRIPTION		
2-3	Figure 2-2: Site Location and Vicinity Map	Provide a legend that identifies what the darker shaded areas are and include additional street names for context.
2-4	Surrounding Land Uses	Provide a figure with legend and directional arrow
2-4		Should technically list LCP Land Use Designation, which is "Open Space". "Open Space with Park Overlay" is the General Plan land use designation, but County would technically default to the LCP land use designation in the coastal zone. Or could include both "General Plan Land Use Designation/Local Coastal Program Designation: Open Space with Park Overlay/Open Space".
2-5		"Ten new permeable parking spaces would be located along Obispo Road immediately to the north of the Village Green. Further to the northwest, the project includes a 25-space parking lot with permeable parking stalls. Another ±60 informal street parking stalls are available along Obispo Road." Please clarify in exhibit existing and proposed parking locations, and specifically the 60 street parking stalls referenced.
2-6	Community Recreation Center and Passive Recreation Zone	"All proposed pathways are ADA-accessible. Occasional interpretive signs would be incorporated along both primary and secondary pathways." Project should consider ADA accessibility of signage.
2-7	Access and Parking	Project should clarify which spaces are on project site vs. right-of-way. Clarify how parking spaces on Obispo were determined and what areas.
2-8	Lighting and Security	Clarify if downshielded lighting along pathways will be provided to connect to parking lot at the secondary parking lot (not Community Rec Center); appropriate safety/security measures should be put in to connect both parking lots as usage is likely to be needed for events described.
2-8	Park and Community Recreation Center Operations	Clarify staffing and security during operations.
2-8	Park and Community Recreation Center Operations	Clarify estimated potential maximum capacity/attendance for special events, public and/or private gatherings for the Community Recreation Center and Village Green area. Page 2-5 (Active Recreation Zone) also mentions the paved plaza next to the Village Green lawn area would serve as "central gathering area, providing opportunities for small groups to meet, community events to be held...". Clarify estimated potential maximum capacity for gatherings/events at this plaza area.
2-11	Permits and Approval	As discussed previously, project will require merger of parcels prior to permitting. Please add.
ENVIRONMENTAL CHECKLIST		
3-2	Surrounding Land Uses and Setting	Correct directional references to read "northwest" - not "west"
AESTHETICS		
3-6		Add elevations, renderings, and/or viewshed illustrations of the proposed buildings and structures to support evaluation of potential Aesthetic impacts that from the project to the surrounding area.

3-10	LCP Policies	Policy 8.22 and Policy 8.31 are not applicable - project is not in "State" scenic corridor and not in "Rural Area", respectively.
3-11	LCP Policies	Policies 8.6, 8.9, 8.15, 8.17 should be analyzed for consistency. Additional exhibits and/or plan sheets showing proposed project would support analysis.
3-12		Add word "building": "Additionally, the Project would construct a new 3,000 square foot "building" connected via trellis to the existing structure." Also, as side note, if the trellis is a freestanding structure it may visually connect the two buildings but it does not physically connect the two buildings for purposes of (exemption from) LCP Policy 8.5.
3-12	Subsection "c"	3rd sentence above Table 3.1-1. "and would complement the existing park overlay zoning". Change "zoning" to "land use designation".
3-12	LCP Policy Consistency Table - 8.5	The 150% enlargement exemption under this policy wouldn't apply if the trellis between the new building and existing building is freestanding (i.e., not physically attached to the two buildings).
3-13	LCP Policy Consistency Table - 8.22	Not applicable.
3-14	LCP Policy Consistency Table - 8.31	Not applicable.
3-14	d. New Sources of substantial light or glare	How is substantial glare and light defined? Clarify metrics for assertion and discuss applicability.
3-14	d. New Sources of substantial light or glare	Revisit statement that "The new structure proposed as part of the community center would include windows that would be similar to the windows included in the existing structure onsite." The new building appears to include quite a bit more window area than the existing building.
AGRICULTURE AND FORESTRY RESOURCES		
3-16	Subsection "b-c"	Paragraph 2 - add "is": "The project site "is" within an existing urban area,..."
AIR QUALITY		
3-21	Local Laws, Regulations, and Policies	Remove reference to "rural" single-family residences and recreational areas.
3-22	Environmental setting	The County does not consider this area rural. Not clear why rural continues to be referenced.
3-22	Environmental setting	Figure 2-2 is not helpful illustration for showing "single-family residences and commercial land uses" relative to the project site. Consider adding another figure of an aerial view to illustrate this.
3-22	Environmental setting	"Land to the west is mainly undeveloped with the exception of a single residence." The orientations and descriptions in this section are confusing, as many reference oceanside as "westside" which includes RV park and other uses.
3-22	a. Conflict with or obstruct implementation of applicable air quality plan	Include references to SMC policies and the Climate Element. There currently is no "discussion" in Appendix B.

3-23	b. Cumulatively considerable net increase of any criteria pollutant for which the project region is a nonattainment area	Correct reference error.
BIOLOGICAL RESOURCES		
3-33	Local Laws, Regulations, and Policies	Add period or dash after titles of General Plan policies. Example: "1.21 Importance of Sensitive Habitats"." Consider areas..."
3-34	Sensitive Habitats Component	Correct Policy 7.1 wording, "on" to "of", move "sensitive" - "Policy 7.1 Definition "of" Sensitive Habitats. Define "sensitive" habitats as any area in which plant or animal life or their habitats are either rare or especially valuable..."
3-34	Sensitive Habitats Component	Correct Policy 7.3 wording, (a) "and" to "any" - "Prohibit "any" land use...", (b) eliminate "be" - "impacts that could "be" significantly degrade"
3-35		Add LCP Policy 7.7 Definition of Riparian Corridors.
3-36	Policy 7.11 & 7.12	Correct LCP Policy Titles to LCP Policy descriptions. The cited description for Policy 7.11 "Establishment of Buffer Zones" is actually the LCP description for Policy 7.12. The cited description for Policy 7.12 "Permitted Uses in Buffer Zones" is the LCP description for Policy 7.13 "Performance Standards in Buffer Zones". LCP Policies cited in document here should be 7.11, 7.12, 7.13.
3-38	Special Status Species - Plants	Would be helpful to add an "Appendix C" page insert to the Appendix document.
3-38		The Biological Resources section relies upon a biological reconnaissance survey conducted March 16, 2023 by Montrose Environmental and a previous biological site assessment conducted by San Mateo Resource Conservation District (2017). Please provide a copy of the 2017 San Mateo Resource Conservation District assessment so its relevance as it relates to this project can be evaluated.
3-40		Last paragraph "While the project would not be modifying riparian habitat within Burnham Creek, proposed work involves regrading and revegetating both existing unnamed drainages...". Page 3-41 continues "Burnham Creek and the associated riparian habitat..." It is unclear if the "riparian habitat" along Burnham Creek constitutes riparian corridor as defined by LCP Policy 7.7, and if the proposed trail along Obispo Road and Burnham Creek would require removal or encroachment into the riparian corridor. See next comments regarding delineation of riparian corridors and buffer zones.
3-42	b. Substantial adverse effect on any riparian habitat or other sensitive natural community	Describe identified locations and extents of riparian corridors as defined by LCP Policy 7.7. Discuss potential impacts and proposed mitigation measures. This section, and Appendix C (Biological Resources Report), do not adequately address and/or map/illustrate potential impacts to (existing or proposed) riparian corridors and wetlands as defined by LCP Policies 7.7 and 7.14.

3-42	b. Substantial adverse effect on any riparian habitat or other sensitive natural community	According to last paragraph on p. 3-40, the project involves regrading and revegetating both existing unnamed drainages. In this section (p. 3-42), it's stated "The impact to this sensitive natural community is expected to be minor and temporary during construction". Clarify how much existing riparian area is being damaged/removed/impacted by the project; illustrative exhibits delineating existing and proposed qualifying riparian corridors, buffer zones, and proposed project elements are needed to properly evaluate project impacts on biological resources.
3-42	b. Substantial adverse effect on any riparian habitat or other sensitive natural community	To support assertion that the project will adhere to these Sensitive Habitat Policies of the LCP, provide mapping of existing waterways (i.e., Burnham Creek, Drainage 1 and Drainage 2), delineate locations and extents of riparian corridors encumbering the project parcels and their applicable buffer zones pursuant to LCP Policy 7.11 (Establishment of Buffer Zones). Also, add an exhibit delineating limits of new riparian corridors and buffer zones relative to proposed project components. It is the County's position that the proposed project must demonstrate compliance and minimize impacts pursuant to the LCP's Sensitive Habitat Component, including relative to newly established sensitive habitats and/or riparian corridors created by the project.
3-42	b. Substantial adverse effect on any riparian habitat or other sensitive natural community	Clarify the extent of impacts and what the recommending mitigation measure is. Is the extent of riparian coverage being increased, decreased, or will be the same between pre- versus post-project conditions?
3-42	b. Substantial adverse effect on any riparian habitat or other sensitive natural community	Clarify if various references to vegetation are referring to riparian vegetation (as defined by LCP Policy 7.7 or other standard) or non-riparian vegetation. Examples: 1st sentence - "vegetation zone", 3rd sentence "sensitive natural community", Mitigation Measure BIO-4 heading "...Riparian Habitat and Sensitive Natural Communities...", Bio-4 mitigation measure "native vegetation", sentence "During construction, the vegetated area would be improved and expanded." Clarify where these vegetative communities are located and their extents (e.g., riparian habitats, other sensitive natural communities, "vegetated area" to be "improved and expanded" - is this referring to riparian areas?)
3-42/3-43	b. Substantial adverse effect on any riparian habitat or other sensitive natural community	"Revegetation would account for approximately 45% of riparian vegetation species that are listed in the LCP." Clarify if the riparian habitats referred throughout this section meet LCP definition of riparian corridor (LCP Policy 7.7), and if so, revegetation and expanded riparian vegetation areas shall consist of a mix of vegetation species that constitute riparian corridor (per LCP definition).
3-42	Mitigation Measure Bio -4	Given the comments above, it is unclear whether the proposed project, along with Mitigation Measure BIO-4 adequately reduce project impacts to riparian habitats to a less than significant level.
3-43	c. Substantial adverse effects on state or federally protected wetlands	Last sentence of 2nd paragraph "During operation, the Project would be required to comply with the 35-foot setback from the midline of both ditch 1 and ditch 2, as outlined by the LCP." Please identify which LCP policy this is referring to.

Comment Matrix - Draft IS/MND for Granada Community Park and Recreation Center Project

3-44	e. Conflict with local policies or ordinances protecting biological resources	LCP Policies 7.9 (Permitted Uses in Riparian Corridors), Policy 7.11 (Establishment of Buffer Zones), and Policy 7.12 (Permitted Uses in Buffer Zones) limits the permissible uses within riparian corridor areas and their buffer zones for the purpose of protecting sensitive biological habitat areas. Given the comments provided above/through this chapter, it is unclear whether the project's uses and activities comply or conflict with these LCP policies established to protect biological resources.
Appendix C	Final Biological Resources Report, May 2024	Section 3.1.1 (Literature Review) refers to 2 primary documents used to support the May 2024 assessment, a 2017 Burnham Strip Natural Resources Management Plan by San Mateo RCD and a 2021 GCSD Wetland Assessment by RCD. Please provide copies of these reports to supplement and/or evaluate their relevance to the subject project proposal.
CULTURAL RESOURCES		
3-49	Native American Outreach	Correct reference error.
HAZARDS AND HAZARDOUS MATERIALS		
3-73	San Mateo County Local Coastal Program	Add bullet to Policy 9.10.
HYDROLOGY AND WATER QUALITY		
3-81	Policy 15.11	Add semicolon ":" after heading: "Policy 15.11 Designation of Flooding Hazard Areas:" Designate as Flooding Hazard Areas:"
3-82	Local Laws, Regulations, and Policies (for Hydrology and Water Quality)	Project will need to meet County drainage requirements and likely C3 MRP requirements for permanent stormwater treatment. Staff anticipates future need to complete C3/C6 checklist. Consider including a preliminary stormwater management plan into appendix A for how stormwater treatment and discharge would be accommodated to minimize water quality impacts to the creek, drainage channels and ultimately the Pacific ocean.
3-83	3.10.2 Environmental Setting	States "Burnham Creek and the unnamed drainage near Ave Portola maintain intermittent flow regimes and support dense vegetation, including riparian areas." Please clarify how riparian is defined (meeting definition under Local Coastal Program, or other).
3-83	a. Violate any water quality standards, waste discharge requirements or otherwise substantially degrade water quality	Based on the project description, is human disturbance to water features expected, and if so, clarify what design measures will be included to prevent impacts from people to riparian, drainage, and creeks that feed into the ocean.
LAND USE AND PLANNING		

3-90	b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect	Same comment as on Page 3-44.e. (above)
NOISE		
3-98	Local Laws, Regulations, and Policies (for Noise)	See Chapter 16 of General Plan (Noise Policies). The project parcels are within the General Plan Noise Impact Area (Policy 16.9)
3-100	a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies.	Project construction timeline (Summer 2025 to Summer 2028) and location overlaps with several pipeline projects (Caltrans SR 1 Multiasset Project, Caltrans Middle Mile Broadband, Harbor District Surfer's Beach Pilot Restoration Project). ISMND should discuss cumulative noise impacts and add to Table 3.21-2 (p.3-135)
PUBLIC SERVICES		
3-108	a. Result in adverse physical impacts associated with the provision of new or physically altered governmental facilities or need for new or physically altered governmental facilities	Project should coordinate with Coastside Fire Protection District to address emergency response, given Project location along a potential CFPD route (Obispo), and potential additional demand due to increased usage.
TRANSPORTATION		
3-110	Policy 12.21 Local Circulation Policies	Add ":" after policy heading. "12.21 Local Circulation Policies":" In unincorporated communities..."
3-111	Bullet c.	Remove General Plan page number "12.4P"
3-111	San Mateo County Local Coastal Program	Section should analyze consistency with additional LCP policy 11.17

3-113	3.17.2 Environmental Setting	Correct typo, "The project site is "accessed" via Avenue Alhambra..."
3-113	3.17.3 Traffic and Transportation Terminology	Separate definitions for freeway versus highway; freeway is a divided arterial with full control of access. SR 1 in this area is a highway (more relevant definition).
3-113	3.17.3 Traffic and Transportation Terminology	Separate Freeway/highway definition from Arterial Streets definition.
3-113	3.17.3 Traffic and Transportation Terminology	Suggest adding definitions regarding vehicle miles traveled.
3-114	a. Conflict with applicable circulation plans, ordinances, or policies and application congestion management programs	Project trips and operational analysis will be required as part of future Transportation Impact Analysis. Policy 2.52 applies and requires preparation of a Transportation Impact and Mitigation Plan (TIMP) for the project, not in regards to construction traffic management plan (separate and also needed). Remove language regarding "TR-1 ensuring compliance with Policy 2.52" and revise to state that the project will prepare a TIMP to meet requirements under Policy 2.52.
3-114	a. Conflict with applicable circulation plans, ordinances, or policies and application congestion management programs	Per Coastal Act and maintaining coastal access, prepare an exhibit that shows existing parking and new/additional parking. Assess impacts related to reduction/impacts between existing coastal access parking and proposed parking plan. Clarify assumptions to calculate parking and which parking is in County right-of-way. Provide basis on assumptions for parking provided for the uses (e.g., ITE Parking Demand or other source). See above related comment on project description (p.2-5).
3-115	b. Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)	Assertion that project will meet County small project screening criteria and is local-serving should be further substantiated. Project description includes community center with event rentals, and frequent events, which are not currently provided at Quarry Park and have the potential to be associated with a greater number of trips and trip distance than Quarry Park. Project should consider estimating Total Daily VMT using either the C/CAG Travel Demand Model, or by estimating average trip length and multiplying by the total number of daily trips. Data sources for average trip length include the C/CAG Travel Demand Model, California Household Travel Survey, local survey data, and big data sources such as Streetlight Data. Trips could be estimate using ITE Trip Generation Manual or other source that includes equivalent uses.
3-115	c. Increased hazards resulting from geometric design features	Correct first sentence - assuming this is missing the word "driveway"
3-115	c. Increased hazards resulting from geometric design features	Project description includes new path along Obispo Road in the County right-of-way. Please clarify sentence that states "Project does not require...curb and street engineering modifications"

Comment Matrix - Draft IS/MND for Granada Community Park and Recreation Center Project

3-115	c. Increased hazards resulting from geometric design features	Project proposes additional diagonal parking on Obispo in County right of way. Site plan shows diagonal "head-in" (vs. back-in) angled parking. Describe coordination with Coastside Fire Protection District regarding use of Obispo/Ave Alhambra for emergency response.
UTILITIES AND SERVICE SYSTEMS		
3-122	Policy 11.4	Add ":" after policy heading.
3-124	a. Require the relocation or construction of new or expanded....	The following remains unclear in initial project scope discussion and in this section: proposed electrical service - document mentions several times that overhead power poles on project side will be removed and power lines will relocate to existing poles on opposite side of Obispo; it should be clarified that this element of the project (assumedly) includes undergrounding of the power lines in Obispo Rd. to serve the project site.
3-125	c. 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 commitment	It would be helpful to have additional quantitative context for GCSD's service capacity and estimated generation of the project, with an affirmative statement from GCSD that it has adequate capacity to serve.