



November 14, 2013

TO: Members, Formation Commission

FROM: Martha Poyatos, Executive Officer

SUBJECT: LAFCo File No. 13-5--Proposed Reorganization of Granada Sanitary District into a Community Services District adding the Service of Park and Recreation

Summary

The Granada Sanitary District (GSD) has filed an application with LAFCO to reorganize into community services district in order to provide park and recreation service in El Granada, Princeton and Miramar in addition to the current services of sanitary sewer and garbage collection. In adopting the application, which also requests amendment of the District's sphere of influence boundaries, GSD adopted a mitigated negative declaration which is attached to this report. Community services districts are authorized by Government Code Section 61000 which provides that a community services district may provide all municipal services provided by a city except land use. If the reorganization is approved, provision of any additional service beyond sewer, garbage collection and park and recreation would require application to LAFCo. District reorganization is subject to registered voter approval if the proposal is approved by LAFCo. The application proposes funding park and recreation service in the unincorporated portion of the District with existing property tax revenue. Because GSD boundaries overlap the northern portion of the City of Half Moon Bay, the application proposes a property tax pass-through agreement between the community services district and the City for the area of the District located in the City.¹

It is anticipated that the Commission will receive additional public comment at your hearing of November 20 and it is recommended that the Commission receive the Executive Officer's report, open the public hearing, accept comment, and continue the hearing to allow staff and the District time to respond to questions and requests for information received at the hearing prior to formulating a recommendation to the Commission.

¹ The overlap area represents 18.2% of the total property tax revenue generated within GSD boundaries. GSD proposes a pass through agreement of 18.2% of property tax revenue appropriated for Park and Recreation annually.

Background/Project Description

GSD is one of four independent special districts that provide essential municipal services to the unincorporated Midcoast. Sewer service is provided by GSD for El Granada, Princeton and Moss Beach and the northern portion of Half Moon Bay and by Montara Water and Sanitary District (MWSD) in areas to the north of GSD. Water Service is provided by Coastside County Water District within the City of Half Moon Bay and the GSD boundaries and by MWSD to the majority of the developed urban area in the boundaries of MWSD except the Pillar Ridge Mobile Home Park, the Half Moon Bay Airport and many residential parcels are served by wells. The Coastside Fire Protection District includes the City of Half Moon Bay, surrounding rural unincorporated areas to the east and south and the urban Midcoast from El Granada to Montara and rural areas to the east and north. Garbage collection service for unincorporated areas is provided by franchise by GSD and MWSD.² The County of San Mateo is responsible for sheriff services, roads, street lighting and limited storm drain infrastructure in the unincorporated area. The County's Parks Department operates regional parks including Fitzgerald Marine Reserve in Moss Beach and Quarry Park in El Granada.

Other regional, single-purpose special districts that include the study area are: San Mateo County Harbor District which operates Pillar Point Marina, San Mateo County Resource Conservation District, San Mateo County Mosquito and Vector Control District and Midpeninsula Regional Open Space District.

The District's proposal is for a sphere of influence amendment and reorganization into a community services district to add the service of park and recreation for the urban unincorporated area in GSD boundaries. (Please see application including plan for providing services, budget-map Attachment A). The District has adopted a mitigated negative declaration addressing the potential impacts of the reorganization. The District's application includes a plan for service identifying potential park and recreation facilities on lands including the broad medians in El Granada, Quarry Park, Mirada Surf property and school lands. The plan for services also cites partnering/contracting with the Cabrillo Unified School District, City of Half Moon Bay and Midpeninsula Regional Open Space District. The Plan for Service indicates that the level and range of service would initially involve maintaining District owned lands and would expand in a phased approach and developed based on community input.

Process:

GSD's resolution of application was submitted to LAFCo in April of 2013 and LAFCo subsequently collected data and comments from affected agencies and parties. On May 17, 2013 LAFCo issued a certificate of incomplete application indicating that while the application contained the required application materials, additional time was necessary for the District to

² GSD territory in the City of Half Moon Bay is covered under the City of Half Moon Bay Franchise.

conduct outreach with the public and affected agencies. In response, the District sought input from affected agencies and the application was on the agenda of the following public agencies:

County Parks and Recreation Committee, June 6, 2013

HMB Parks Commission, August 28, 2013

Midcoast Community Council, August 28, 2013

Cabrillo Unified School District, September 12, 2013

HMB City Council October 15, 2013

County Agricultural Advisory Committee Meeting, October 15, 2013³

GSD Special “Town Hall Meeting” at El Granada Elementary School, October 17, 2013

Coastside Fire Protection District, October 23, 2013

On October 22, 2013, LAFCo issued a certificate of complete application, scheduled the application for hearing and published notice in a 1/8 page display advertisement in the Half Moon Bay Review.

LAFCo Consideration

The Cortese Knox Hertzberg Act gives the Commission discretion to may approve, approve with amendments, approve with conditions, or deny application for reorganization.

If approved, the Act requires that San Mateo LAFCo hold a protest hearing in which landowners and voters from within the annexation area may submit written protest. Unless majority protest is received, Community Services District law requires LAFCo to request the Board of Supervisors call an election on the proposal. Reorganization of GSD as a community services district would require majority approval of registered voters residing in the proposed boundaries of the district.

Summary of Agency and Departmental Reports

Upon receipt of the District’s application, LAFCo staff forwarded the application to affected agencies for comment and collection of data pertinent to the annexation application. The following summarizes initial comments and data provided.

County Assessor: The net assessed value of the proposed reorganization area is \$1,520,631,247 and includes 3,690 parcels. The boundaries of the proposal do not divide assessment parcels.

County Clerk: The number of registered voters in the annexation area as proposed is 4,373.

³ The City Council received a presentation from the District and did not take action to formally comment. It is anticipated that the Council will consider formal comments at the November 19, 2013 meeting and LAFCo staff will prepare a supplemental report .

County Planning Division:

The estimated population of the proposal area is 10,900 persons. Overtime, enhanced recreation services might encourage population growth and /or increase in families with children. Over time the proposal might reduce demand on County Park facilities or State beaches. County general plan land use designations range from general open space, agriculture and public recreation to high density residential, commercial and industrial as stated in part C of the application.

Applicable San Mateo County General Plan policy provisions are:

- a. Policy 6.35 calls for providers of park and recreation facilities to cooperate and coordinate their efforts to achieve efficient and effective park and recreation services which meet identified needs and avoid duplication.
- b. Policy 6.28 discourages conveyance of county park facilities unless certain criteria are met. However, no conveyance is proposed at this time.

San Mateo County Parks & Recreation Division: The Parks Division considered the proposal at the June 6, 2013 Parks Commission meeting. The June 11, 2013 letter (Attachment B) from Interim Parks Director states that following public comment the Commission supports the GSD proposal to use property tax revenues to respond to unmet midcoast park and recreation needs, notes that the proposal does not address the needs of the entire midcoast but could be seen as the first phase towards addressing the needs of the complete midcoast. The letter states that consideration should be given to expanding the boundaries to include the midcoast or at a minimum encourage GSD to with other midcoast jurisdictions in provision of park and recreation services.

As noted in the letter, speakers at the June 6 Parks Commission hearing who supported the GSD proposal included: Leonard Woren, GSD Board; Mike Ferreira, Sierra Club, Loma Prieta Chapter; Lennie Roberts, Committee for Green Foothills and Fran Pollard, El Granada resident.

The letter also noted that individual commissioner comments included the need to consider the needs of all midcoast visitors and not just GSD rate payers and the potential for loss of regional park services oversight and provision.

Comments from other agencies & organizations (Attachment C)

San Mateo County Harbor District

The Harbor District's May 14, 2013 letter cites overlap of the GSD boundaries with service area responsibility of the Harbor District and Harbor District facilities. The letter lists the parcels

owned by the District, references LAFCo policy that discourages overlapping service responsibility and cites the omission in the GSD application of reference to the Harbor District. The Harbor district cites reference in the Midcoast Park and Recreation Governance Alternatives Study of the Pillar Point Harbor as a regional facility that helps satisfy local demand for passive recreation such as beach combing, picnicking and hiking. (Please see discussion below under the heading of GSD responses to comments)

Midcoast Community Council (MCCC): The MCCC letter supports the reorganization and cites the County studies identifying Midcoast park needs, GSD ownership of land in the Burnham strip and the ability of GSD to coordinate efforts to beautify traffic medians throughout El Granada. The letter suggests that a community services district could assist with maintenance of El Granada School playing fields.

Midpeninsula Regional Open Space District (MROSD): MROSD's June 6, 2013 and July 1, 2013 letters indicate support for the GSD proposal based on the numerous studies that identify the need for park and recreation facilities on the Midcoast and based on the assumption that the GSD proposal would fund service with existing property tax.

San Mateo County Resource Conservation District (RCD): RCD commented that there is no apparent plan or budget for resource management or conservation and recommended a memorandum of understanding between GSD and RCD to contract with RCD to conduct resource management on lands acquired by the proposed community services district. RCD also noted that RCD receives limited property tax and that acquisition of land by public agencies further erodes the RCD's limited property tax base. The letter recommends a memorandum of understanding between GSD and RCD for offset of revenues lost due to GSD land acquisitions. The letter requests that both memoranda of understanding be conditions of approval of the application.

Coastside Fire Protection District: None

Cabrillo Unified District: None

Coastside Land Trust:

The Coastside Land Trust is a non-profit organization with a mission to protect the urban region of the San Mateo County coast, which includes lands within the communities and regions of Half Moon Bay north to Montara. The Coastside Land Trust letter indicates support for the GSD proposal in order to fulfill the need for additional parks and recreational facilities on the Midcoast that have been identified in numerous reports. The letter cites the GSD ownership of land in the Burnham Strip and the ability of the proposed district to restore and beautify medians throughout El Granada.

The Burnham Strip Committee of the Midcoast Park Lands

The Burnham Strip Committee supports the GSD proposal and states that the Reorganization of GSD into a community services district is the only logical and least expensive means of achieving park and recreation services.

Louie Figone, Coastside Farmer and Affected Property Owner

Mr. Figone's letter, dated May 13, 2013, expresses concern about the potential use of eminent domain to acquire lands for parks if the community services district is formed. He notes that while he has been assured that the District would only acquire land from willing sellers, he requests GSD enter into a memorandum with the San Mateo County Farm Bureau that the proposed Granada Community Services District will only purchase agricultural property (PAD lands) from willing sellers and that in the event that they locate park land next to agricultural land, that a proper buffer zone be implemented to protect the agricultural operation from any park activities including trails, picnic areas or any other activity that could be detrimental to agricultural. (See discussion below regarding GSD responses to public input.)

GSD Responses to Public Input: GSD has submitted a response to San Mateo County Harbor District comments, responses to public input and provided information regarding a Memorandum of Understanding with the San Mateo County Farm Bureau and provided supplemental mitigation measures related to agricultural resources which are attached and summarized below. (Please see GSD letters-Attachment D)

GSD Response to San Mateo County Harbor District Comments:

GSD's October 18, 2013 letter responding to comments from the Harbor District states that the Harbor District's request to be excluded from the proposed community services district boundaries are not supported. The letter states that the services provided by the community services district are qualitatively different than those provided by the Harbor District noting that the Harbor District's charge to provide shoreline access are not the same as community parks and recreational opportunities. The letter emphasizes that GSD has no intention of competing with the Harbor District but would welcome the opportunity to collaborate with the Harbor District where appropriate.

GSD Response to Public Input at Town Hall Meeting:

On October 17, 2013 GSD held a "town hall hearing" at the El Granada Elementary School Auditorium to solicit public input. GSD's November 12, 2013 letter responds to public comments received at the hearing. The letter notes that some speakers questioned the overlap of GSD in the City of Half Moon Bay and notes that it was explained that the proposed community services district would not provide park and recreation service in the overlap area but would pass property tax revenue through to the city to for park and recreation funding for residents in the overlap area.

The letter also addresses one speaker's concern that the District should focus on sewer service because the beaches near Pillar Point Harbor have a documented pollution problem, noting that the Healthy Beach Report Card cites storm drain run off as the greatest source of pollution to local beaches and that a recent study by the San Mateo County Resource Conservation District found that the main source of fecal pollution at Deer Creek is bovine followed by canine.

In response to comments from several speakers that questioned the lack of detail in projects to be implemented by the proposed community service district, the letter cites the District's application identifying specific projects such as park use on District owned land on the Burnham Strip, pocket parks in the broad avenues of El Granada, construction of a community center and partnering with the County at Quarry Park. The District states that projects cannot be finalized in the application because the District does not yet have park and recreation powers. The letter also notes the District's intent to partner with the City of Half Moon Bay and Cabrillo Unified School District to help efficiently supply parks and recreation services in unincorporated areas and cites several community service district partnerships with cities and school districts around the State.

Agricultural Resources:

In responding to concerns about potential impacts of park and recreation facilities and services on agriculture, GSD referred to agreements and mitigation measures implemented by the Midpeninsula Regional Open Space District (MROSD) for the MROSD Coastal Annexation. While the scope and scale of the GSD proposal is much smaller than the MROSD proposal, the spirit and intent of the MROSD agreements and mitigation measures address concerns about the potential impacts the proposal could have on agriculture. Two key actions taken by GSD include adoption of mitigation measures related to agriculture and a memorandum of understanding with the San Mateo County Farm Bureau. (Attachment E)

Mitigation Measures:

Mitigation measures related to agricultural resources address CEQA review of individual projects to identify and mitigate potential negative effects on agricultural resources, policies to ensure that projects would not result in conversion of prime agricultural land, provision for buffers between park and agricultural uses, measures related to pesticide use and adoption of project specific land use management plans for protection of rare, threatened and endangered species, ecological systems and resources more specifically described in the Supplemental Mitigation Measures.

Memorandum of Understanding with San Mateo County Farm Bureau:

The Memorandum of Understanding with the Farm Bureau includes the following provisions:

- a) GSD adoption of an ordinance prohibiting the District's use of the power of eminent domain on land zoned PAD (unless mutually acceptable to the landowner) for the purpose of providing parks and recreation services. The District has agreed to adopt such an ordinance and to have such adoption made a condition of any LAFCo approval of the District Reorganization Project. The memorandum of understanding also incorporates the above noted mitigation measures.
- b. The District will consult with the Farm Bureau in the development of site-specific parks and recreation services, uses, and management plans on or adjoining land zoned PAD.
- c. When considering proposed acquisition of land for, or provision of, parks and recreation services or uses on or adjoining land zoned PAD, the District will provide the Farm Bureau prior written notice of any hearings at which acquisition, site services or uses, and/or management plans, reviews or amendments will be considered. Further, the District will provide a prior opportunity for the Farm Bureau to review and comment on any such acquisition, site services or uses, and/or plans. This will insure that the Farm Bureau has the opportunity to share its expertise, resources and viewpoints with the District prior to any decision concerning future acquisition, use or management of such lands. In addition, District staff will meet with representatives of the Farm Bureau from time to time on an informal basis upon request of either party to consult regarding development of such plans.

The Farm Bureau has agreed to the above provisions in the Memorandum of Understanding and does not oppose the reorganization proposal based on the agreement.

Application and Plan for Service

In preparing their reorganization application, GSD prepared a Plan for Providing Service and a sample Granada Community Services District Five Year Budget that reflects a separate budget unit for sewer and solid waste and a separate budget unit for parks and recreation.

The Plan for Providing Service is a requirement of Government Code Section 56653, which states that whenever a local agency submits a resolution of application it shall submit a plan for providing services which shall include enumeration and description of services to be provided, the level and range of services, an indication of when services can feasibly be extended, indication of improvements or upgrading the public agency would require and information with respect to how services will be financed.

The GSD plan for service states that the District would continue to provide sewer and garbage disposal and provide park and recreation service in the unincorporated area of the amended district boundaries. With the intent of providing for both active and passive recreation, the plan for service contemplates beginning with public engagement in establishing a program that would include Burnham Strip, benches and picnic tables or trails on the medians in El Granada, contracting or partnering with the County of San Mateo regarding Quarry Park and/or Mirada Surf parkland and partnering with the Cabrillo Unified School District and City of Half Moon Bay as well as other potential agencies including MROSD. In the longer term the District proposes

implementing phased expansion of park and recreation improvements including development of neighborhood parks along the medians in El Granada, County-owned Quarry Park and Mirada Surf and school facilities. The District's Five Year Budget proposes a phased approach of allocating \$50,000 in the first year of operation and increasing the allocation by \$50,000 through year five.

As noted above, GSD proposes a pass through agreement with the City of Half Moon Bay that would result in the City receiving 18% of the total property tax revenue GSD allocates for parks and recreation. This formula reflects the proportion of property tax the overlap area bears to total property tax received by the District. This allocation is shown on page 5 of the Five Year Budget under 1c "Partner with Half Moon Bay". The individual allocation in Years 2 through 4 exceeds the 18% formula and allocation in Year 5 equals 18% of the annual property tax revenue allocated for park and recreation.

Comment Letters:

Concerns in comment letters include adverse fiscal impact due to property tax revenue loss to the Resource Conservation District (RCD) and the lack for resource management planning on District owned lands, potential impacts on agriculture, and the fact that the proposal does not address park and recreation needs for the entire midcoast area. The District has adopted mitigation measures addressing potential impacts to agriculture and is in the process of entering into a Memorandum of Understanding with the San Mateo County Farm Bureau that would take effect if the proposal is approved.

The Resource Conservation District has requested that a Memorandum of Understanding between the GSD and RCD to address potential fiscal loss and resource management be a condition of approval. LAFCo has the discretion to approve proposals with conditions.

Factors to be considered pursuant to Section 56668

The Cortese Knox Hertzberg Act sets forth factors that the Commission is required to consider in evaluating any proposed boundary change as discussed below (Gov. Code §56668).

a) Population, Land Area & Use, per capita assessed valuation topography proximity to other populated areas, likelihood of significant growth in the area and adjacent areas in the next 10 years.

The Census 2010 population for the City of Half Moon Bay and unincorporated areas was 20,713 persons. The Census 2010 population for City of Half Moon Bay was 11,324 persons, of which approximately 1,860 person reside in GSD boundaries. The estimated population of the reorganization area is approximately 10,909 residents based on 2010 Census data for El Granada, Princeton and Moss Beach and the estimated population of the overlap area.

While the Association of Bay Area Government (ABAG) forecast projects growth of approximately 20% for the urban coastside by 2025, population growth in the study area and surrounding areas is limited by water, sewer and road infrastructure constraints.

b) The need for organized community services, the present cost and adequacy of governmental services; probable future needs; and probable effect on cost and adequacy of services in the area and adjacent areas.

The GSD "Plan for Providing Services within the Affected Territory," as required by Government Code §56653, is attached. The proposed community services district area is served by various local agencies including, but not limited to, the City of Half Moon Bay, Coastside County Water District, Coastside Fire Protection District, and County of San Mateo. As proposed, in the long term the proposed community services district would augment park and recreation services and reduce demand by unincorporated residents on County and City of Half Moon Bay park and recreation facilities.

The District's proposal is based on County studies documenting the lack of park and recreation facilities and services and identification of needs in the study area. As an urban community that existed prior to Proposition 13, park and recreation infrastructure in the study area is limited due to lack of new revenues for park capital improvements and operations. Addition of parks and recreation service by the District, funded with existing property tax is consistent with the State policies directing that property tax funded non-enterprise activities and facilities, would reduce the demand on City of Half Moon Bay service.

The GSD plan for service states that the District would continue to provide sewer and garbage disposal and provide park and recreation service in the unincorporated area of the revised district boundaries. With the intent of providing for both active and passive recreation, the plan for service contemplates beginning with public engagement in establishing a program that would include Burnham Strip, the benches and picnic tables or trails on the medians in El Granada, contracting or partnering with the County of San Mateo regarding Quarry Park and/or Mirada Surf parkland and partnering with the Cabrillo Unified School District and City of Half Moon Bay as well as other potential agencies including MROSD. In the longer term the District proposes implementing phased expansion of park and recreation improvements including development of neighborhood parks along the medians in El Granada, County-owned Quarry Park and Mirada Surf and school facilities.

The GSD board of directors would serve as the governing body for the District, and will ensure that the operations of the District are carried out pursuant to community services district law. The governing Board would continue to hold public meetings, adopt an annual budget, and provide policy direction to the District.

Financing/Budget

The primary source of funding for the proposed community services district includes sewer services fees and property tax revenues.⁴ The proposed five-year budget for the community services district demonstrates how expenditure budgets for sewer service/garbage collection and park and recreation would be segregated and how property tax revenue would be allocated to park and recreation service. Expenditures include continued administrative and operating expenses related to sewer operations and treatment provided by the Sewer Authority Midcoastside (SAM) a joint powers agency that includes the Granada Sanitary District, Montara Water and Sanitary District and the City of Half Moon Bay and garbage collection provided by a franchise agreement with a private company. Park and Recreation Service in the first five years of operation is proposed to include partnering with the County of San Mateo, Cabrillo Unified School District and City of Half Moon Bay, and maintenance of District owned land on Burnham Strip. Revenues for parks and recreation in each year exceed expenditures, resulting in a Parks and Recreation Capital Reserve of \$482,000 at the end of Year Five (FY2017-18). Also of note is that at the end of FY 2016-17, the District will have retired annual debt service in the amount of \$94,000 related to the District's obligation for the SAM treatment Plant.

The budget for sewer system operating shows an increase in sewer service charges of \$348,000 or 27% from \$1,259,000 in the first fiscal year to \$1,607,000 in Year 5. This reflects both anticipated increases in operating costs associated with sewer collection and treatment and reduction of property tax offset. This estimated increase does not factor in retirement of debt service or revenue from repayment of the District's advance to the assessment district.

c) Land Use, Planning and Zoning - Present and Future:

There are a variety of County and City General Plan and zoning designations within the proposed community services district. No changes to the present or planned land uses are requested by the reorganization proposal. Future projects by the District would be subject to development review and permitting.

d) Effect on Maintaining the Physical and Economic Integrity of Agricultural Lands:

District adopted mitigation measures, the Memorandum of Understanding with the San Mateo County Farm Bureau and local land use regulations mitigate potential impacts on the physical and economic integrity of agricultural lands. In addition, each proposed park and recreation project will be subject to individual permitting and environmental review.

⁴ Other revenue includes \$135,000 annually for Repayment of Monies Advanced by the District to the Assessment District. As part of bond issuance financed the Assessment District for treatment plant expansion, the District was required to make two separate advances to the Agency Fund and advances are being repaid.

e) Fair Share of Regional Housing:

LAFCO must consider in the review of a proposal the extent to which the proposal will assist the receiving entity in achieving its fair share of the regional housing needs as determined by the regional council of governments. The proposed reorganization will have no effect on regional housing needs.

f) Assessed Value, Tax Rates and Indebtedness:

The reorganization area is within numerous tax rate areas (TRAs). The assessed value for the proposal area is \$1,520,631,247 based on the 2012-13 roll. GSD receives approximately \$480,000 in property tax revenue (ad valorem). As of June 30, 2012

g) Boundaries and Lines of Assessment:

The reorganization area reflects the exterior boundaries of the Granada Sanitary District reduced to exclude rural lands that are not eligible for urban services and that do not receive solid waste service from the District. GSD territory that includes the City of Half Moon Bay would remain in the boundaries of the District for the purpose of sewer service but would not be included in the GSD service area for park and recreation. GSD proposes an annual park and recreation payment agreement with the City. The proposed boundaries conform to the extent possible with provisions of the County's Local Coastal Program and represent property that currently receives service or could benefit from the augmented park and recreation service.

h) Environmental Justice:

LAFCO is required to consider the extent to which proposals for changes of organization or reorganization will promote environmental justice. As defined by statute, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. The proposed reorganization would result in location of park and recreation facilities in an area that has a documented lack of such facilities, correcting an inequity in location of park facilities.

i) Consistency with the Sphere of Influence (SOI) of any Local Agency:

In October 2008, after multiple meetings, LAFCo accepted a municipal service review report and updated spheres of influence for the City of Half Moon Bay and special districts on the Coastsides. In summary the Commission reaffirmed the sphere of influence of the City of Half Moon Bay as single coastsides city and amended the spheres of influence of Granada Sanitary District, Montara Water and Sanitary District and Coastsides County Water District to "Consolidation". The sphere designations identified a community services district for the unincorporated area for the purpose of park and recreation and a regional sewer and water

district for Half Moon Bay and unincorporated areas. The sphere amendments also established boundaries for the districts that are coterminous with the Urban Rural boundary and exclude rural lands.

The Municipal Service Review Determinations included several determinations related to park and recreation. These are shown in italics below.

Infrastructure:

- a) In the Unincorporated Area, while the Municipal Service Review identifies existence of regional park facilities, it identifies a lack of active playfields for organized sports, pocket parks or community parks (except for four acres at Quarry Park) and the lack of a community center.*
- b) The County has developed and adopted the Midcoast Action Plan for Parks and Recreation that includes identification of priorities for facilities.*
- c) In the City of Half Moon Bay, the Municipal Service Review identifies 24 acres of developed park facilities, which falls below both a standardized national average and the City General Plan Standard of 8 acres per 1,000 of population or 98 acres.*
- d) In both the City of Half Moon Bay and the Unincorporated Area, the Cabrillo Unified School District facilities provide virtually all playing fields for organized sports and merit inclusion in the broader discussion of park and recreation facilities.*

Financing:

- a) Revenue sources for park and recreation in the City of Half Moon Bay include program fees, development impact fees and City general fund contribution.*
- b) The City's program fees include a fee for nonresidents and the City has the ability to adjust both resident and non-resident fees for better cost recovery.*
- c) The County of San Mateo Parks Department Budget includes approximately \$300,000 annually for services on the Midcoast, including approximately \$30,000 for maintenance at Quarry Park. The County also collects development impact fees on the Midcoast for parks.*
- d) While the County has developed and adopted the Midcoast Action Plan for Parks and Recreation that includes identification of priorities for facilities, implementation requires new funding sources.*

Cost Avoidance:

- b) Potential opportunities for cost avoidance and shared facilities include coordinated efforts by the City of Half Moon Bay, County of San Mateo and Cabrillo Unified School District to fund and provide for facility improvements on Cabrillo Unified School District facilities for recreation purposes.*
- c) Opportunities for partnership between the City of Half Moon Bay, County of San Mateo and other agencies in pooling resources to jointly provide park and recreation that could be explored by the agencies include but are not limited to a contract or agreement with the City of*

Half Moon Bay in which the City of Half Moon Bay provides expanded active recreation programs within the unincorporated area, with the County focusing on resource management of passive recreational lands.

Government Structure Options:

Governance alternatives that include the provision of regional sewer and water service delivery, could also include a community services district for the unincorporated midcoast to better provide for local governance and a more focused approach to recreation and community services.

Analysis:

Consideration of the GSD proposal requires considering the factors pursuant to Section 56668 and weighing the extent to which the proposal is consistent with spheres of influence as well as the benefit of adding park and recreation service funded with existing property tax. It is well documented that the study area is severely lacking in park facilities, primarily because there is no funding source. The District's proposal is consistent with State policies directing that enterprise districts establish rates that recover the cost of providing service and that property tax be used for non-enterprise activities.

In amending the District's SOI, the Commission must consider and prepare a written statement of determination. The GSD proposal relies on the stated preference for a community services district for park and recreation service and proposes a variation of reduced boundaries based on current garbage franchise service. Reorganization of the district as a community services district could be considered a first step in implementing adopted spheres of influence because if approved, it would not preclude future consolidation.

The following discusses the five areas of determination that could be considered in amending the District's sphere of influence.

a. The present and planned uses in the area, including agricultural and open space lands.

Land uses within the GSD boundary are varied including agricultural and open space lands, and include both incorporated and unincorporated territory. The District territory is under both County and City land use jurisdiction and is subject to the County's Local Coastal Program and the City of Half Moon Bay Local Coastal Plan. There is a variety of County and City General Plan and zoning designations with the District territory including agricultural land use. GSD has or will implement policies, ordinances and agreements that address preservation of agricultural lands.

b. The present and probable need for public facilities and services in the area.

The District boundary contains urbanized areas that have a documented lack of park and recreation facilities and demonstrated need for same.

c. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The District lacks adequate land inventory for park and recreation but proposes utilizing district lands, acquiring other lands and improving lands owned by other agencies for the purpose of park and recreation. Current GSD services are provided by contract with the Sewer Authority Midcoastside and through a franchise agreement with a private company. Park and recreation facilities and services proposed by the District are not currently provided by an existing agency and there is no current funding source for these facilities and services. The District receives a portion of the 1% property tax and fees for sewer and garbage collection. The district proposes reallocating property tax for the purpose of park and recreation as outlined in the District's plan for service and application.

d. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

The proposal area is part of the urbanized, Coastal subregion of San Mateo County comprised of the City of Half Moon Bay, Miramar, El Granada, Moss Beach, Princeton and Montara. The unincorporated area lacks park and recreation facilities and unincorporated residents therefore place a demand on County, State and City of Half Moon Bay park and recreation facilities and programs. While the proposal does not include the entire unincorporated area, it responds to park and recreation needs for a substantial portion of the unincorporated population by allocating existing property tax for park and recreation and in the long term result would reduce the demand on park and recreation facilities and programs of other agencies.

e. The nature, location, extent, functions and classes of service to be provided.

Services to be provided include sewer, garbage collection and park and recreation. Sewer and garbage collection service will continue to be provided throughout the boundaries of the District. Park and recreation service will be provided within the unincorporated boundaries of the District. All other services permitted by community services district law are inactive and would require approval by LAFCo.

Environmental Review

In April of 2013, GSD acting as lead agency under the California Environmental Quality Act (CEQA), adopted the “Revised Mitigated Negative Declaration for the Granada Sanitary District Reorganization Packet”. Environmental review included analysis of impacts related to reorganizing the District as a community services district and adding the services of park and recreation within the unincorporated boundaries of the District. If the reorganization is approved, the District would be subject to the provisions of CEQA in subsequent activities such as land acquisition and park and recreation related land development and activities. The District adopted mitigation measures to minimize potential impacts and found that the reorganization would not have significant impacts on the environment.

As responsible agency under CEQA, the Commission must certify that it has considered the mitigated negative declaration prepared by GSD in making a decision on this application. Staff believes that the Commission can find that the environmental document including mitigation measures adequately address potential environmental impacts of the reorganization of GSD. Furthermore, future projects (land acquisition and improvements) will be subject to environmental review as they are developed by GSD.

Recommendation

It is recommended that the Commission receive the Executive Officer’s report, open the public hearing and continue the hearing to allow LAFCo staff and the District time to address questions and requests for additional information. If at a future public hearing the Commission is to approve the application, considerations for final action would include:

- Certification that the Commission has considered the GSD Mitigated Negative Declaration.
- Acceptance of the Executive Officer’s report
- Adoption of a statement of determinations concerning the sphere of influence amendment and establishing active services of sewer, garbage collection and park and recreation

- Adoption of a resolution amending the sphere of influence and approving LAFCo File 13-05—Proposed Reorganization of Granada Sanitary District as a Community Services District Adding Park and Recreation Service
- Direction and delegation to the Executive Officer to conduct protest proceedings pursuant to Government Code Section 57000 et seq.

Respectfully Submitted,



Martha Poyatos
Executive Officer

Attachments:

- Attachment A: Application, plan for service, map and budget
Attachment B: Letter from San Mateo County Parks Division
Attachment C: Comment letters from other agencies and individuals
Attachment D: GSD responses to comments
Attachment E: Agricultural Mitigation Measures and Draft Memorandum of Understanding with San Mateo County Farm Bureau

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

455 COUNTY CENTER, 2ND FLOOR • REDWOOD CITY, CA 94063-1663 • PHONE (650) 363-4224 • FAX (650) 363-4849

April 19, 2013

TO: **San Mateo County**
 City of Half Moon Bay
 Cabrillo Unified School District
 San Mateo County Harbor District
 San Mateo County Mosquito Abatement District
 San Mateo County Resource Conservation District
 Coastside Fire Protection District
 Midpeninsula Regional Open Space District
 Montara Water and Sanitary District
 County Office of Education
 Interested Organizations

SUBJECT: **LAFCo File 13-05 - Proposed Reorganization of Granada Sanitary District into Granada Community Services District**

Notice is hereby given that the San Mateo Local Agency Formation Commission has received an application for the proposed change of organization listed above. The application proposes reorganization of Granada Sanitary District into Granada Community Services District in order to add park and recreation service to the existing services of waste water collection, treatment and disposal and solid waste collection. The application also proposes revision of District boundaries and proposes park and recreation service only in the unincorporated territory within the District.

The application, plan for service and map are attached for your information. Additional materials may be found at <http://www.granada.ca.gov/CSD.php>

Please submit comments to LAFCo regarding the application by May 17, 2013. If you have any questions about this proposal, please contact this office.

Martha Poyatos
Executive Officer

C: Granada Sanitary District

GRANADA SANITARY DISTRICT

RESOLUTION NO. 2013-003

**RESOLUTION OF APPLICATION FOR A REORGANIZATION OF THE
GRANADA SANITARY DISTRICT INTO A COMMUNITY SERVICES
DISTRICT**

WHEREAS, the Board of Directors of the Granada Sanitary District has determined that it is in the public interest for it to reorganize the Granada Sanitary District into a Community Services District under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, a draft application initiating the proposed Reorganization Project is attached hereto as Exhibit A; and

WHEREAS, a resolution of application initiating such Reorganization Project proposal must meet certain requirements contained in the Government Code, including:

- 1) State which of the services listed in Section 61100 it is proposed that the district be authorized to provide upon formation.
- 2) Set forth the proposed methods, including, but not limited to, special taxes, benefit assessments, and fees, by which the district will finance those services.
- 3) Propose a name for the district.
- 4) Specify the method of selecting the initial board of directors, as provided in Chapter 1 (commencing with Section 61020) of Part 2.

WHEREAS, the proposed community services district seeks authorization to provide public recreation facilities and community recreation services under Government Code Subsections 61100(e) and (f), in addition to the existing Granada Sanitary District services for sewage collection, treatment and disposal, and garbage and refuse collection, recycling and disposal; and

WHEREAS, the District receives property tax as well as sewer and garbage fees and it is currently intended that Park and Recreation services would initially be funded with a portion of the property tax the District receives; and

WHEREAS, the proposed name for the newly formed community services district is the Granada Community Services District; and

WHEREAS, the Board of Directors of the Granada Sanitary District shall serve as the initial Board of Directors of the successor agency Granada Community Services District, with three seats on the Board of Directors currently up for election at the November 5, 2013 General Election and the remaining two seats being up for election at the November 3, 2015 General Election; and

WHEREAS, a description of the new district's boundaries is shown on the map attached as Exhibit B hereto; and

WHEREAS, the reason for the proposal is to provide parks and recreation services in the El Granada, Princeton, and Miramar area; and

WHEREAS, the Reorganization Project proposal contained in the Application attached hereto is consistent with the sphere of influence of any affected city or affected district and sphere of influence for the reorganized Granada Community Services District will be amended to be consistent with the detachment of some of area outside the Urban/Rural Boundary of the currently existing Granada Sanitary District; and

WHEREAS, this Resolution of Application is submitted with the Application for the Reorganization Project of the Granada Sanitary District to reorganize into a Community Services District and a Plan for Services.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Granada Sanitary District that the Application for Reorganization of the Granada Sanitary District into a Community Services District is hereby approved in substantially the form of Exhibit A attached hereto and the General Manager is hereby authorized and directed to make such minor revisions to it as he deems necessary to finalize and file it with the San Mateo County Local Agency Formation Commission, and take all further action necessary or convenient to complete the application process.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Directors of the Granada Sanitary District that the Plan of Services is hereby approved in substantially the form of Exhibit C attached hereto and the General Manager is hereby authorized and directed to make such minor revisions to it as he deems necessary to finalize and file it with the San Mateo County Local Agency Formation Commission.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Granada Sanitary District that the Application for Reorganization of the Granada Sanitary District into a Community Services District is hereby approved to include detachment of some of area outside the Urban/Rural Boundary of the currently existing Granada Sanitary District as shown on Exhibit B and amendment of the sphere of influence for the reorganized Granada Community Services District to be consistent with the such detachment.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Board of Directors of the Granada Sanitary District requests that proceedings be taken for the Reorganization Project proposal contained in the attached Application pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

**APPLICATION TO THE LOCAL AGENCY FORMATION COMMISSION FOR
REORGANIZATION TO COMMUNITY SERVICES DISTRICT (INCLUDING
DETACHMENT AND SPHERE OF INFLUENCE AMENDMENT)**

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization or reorganization.

Proposed reorganization of the Granada Sanitary District (“GSD”) into the Granada Community Services District (“GCSD”) with sewer service, garbage disposal, and parks and recreation services under the provisions of Section 61000 *et seq.* of the Government Code. The reorganization will allow the district to provide public recreation facilities and community recreation services pursuant to Government Code Sections 61100(e) and (f), in addition to the existing services noted above pursuant to Government Code Section 61100(b) and (c).

The boundaries of the proposed Granada Community Services District would include all area located within the existing urban/rural boundary. However, the district boundary would be reduced by detachment of a substantial portion of the area outside the District’s urban/rural boundary to reflect the finite territory to be served by the District’s sewer service area, garbage franchise, and the District’s proposed park and recreation services. The GCSD Sphere of Influence would be amended to be consistent with the Detachment and the resulting GCSD would not preclude future implementation of LAFCO’s existing adopted spheres of influence. A map of the proposed new boundaries is provided herewith as Exhibit A. The District’s services for sewage collection, treatment and disposal, and garbage and refuse collection, recycling and disposal will not change in any way as a result of the reorganization.

No new taxes, charges, or fees are planned for parks and recreation (current sewer and garbage fees will remain in place). It is proposed that a portion of the property taxes currently received by the Granada Sanitary District will be used for funding of the parks and recreation services, as set forth in the 5-year budget schedule attached hereto as Exhibit B. This shift of property tax funds to a Governmental activity (as opposed to an Enterprise activity like the sanitary sewer service) is in conformance with the State Legislature’s stated intent to shift property tax revenues away from enterprise districts which have the ability to levy fees for their services, and re-direct these property tax monies to local services such as parks and recreation which are not fee-driven.

2. An application for a change of organization or reorganization may be submitted by individuals in the form of a petition or by an affected public agency in the form of a certified resolution. This application is submitted by (check one):

Landowners or registered voters, by petition

An affected public agency, by resolution

(If this application is submitted by petition of landowners or registered voters in the affected territory, complete the petition form.)

3. What are the reasons for the proposal?

There is a demonstrated overwhelming need for community and neighborhood parks and recreation services and opportunities in the unincorporated Granada Sanitary District area. There have been numerous plans, surveys, community meetings, and reports completed over the past 30 years demonstrating this acute need for community and neighborhood parks and recreation services and opportunities time and again. (See, Exhibits D-H attached). The County Board of Supervisors completed the Midcoast Recreational Needs Assessment in 2002, which spoke to the severe lack of community and neighborhood recreational services on the Midcoast. This study was followed up by the County's Summary of Midcoast Recreation Needs Report (based on input from several community meetings) issued in January 2007. It too reaffirmed the lack of adequate community and neighborhood parks and recreation services. The National Park and Recreation Facility Standards indicate that at present, El Granada area residents have less than one percent (1%) of community and neighborhood park standard, which negatively affects community health and welfare. The newly formed Granada Community Services District would be able to offer parks and recreation services (in addition to the current sewer and garbage services) for the residents within the affected unincorporated County area.

4. Does this application have 100 % consent of landowners in the affected area?

___ yes X no

5. Estimated acreage:

± 4010 acres

B. SERVICES

1. List the name or names of all existing cities and special districts whose service area or service responsibility would be altered by the proposed change of organization or reorganization.

The proposed Granada Community Services District would have no effect on any existing cities or special district service areas or responsibilities. The availability of proposed GCSD facilities would benefit the adjacent City of Half Moon Bay, which presently has limited facilities used by residents in the unincorporated Midcoast. The GCSD could likewise potentially benefit the Cabrillo Unified School District by making public recreation facilities available for school recreation purposes, and the Coastside Fire Protection District and the California Department of Forestry through improvements to park facilities within wildland fire areas. Opportunities exist for the proposed GCSD to assist with maintenance of school playing fields in exchange for the

school allowing use by the community during non-school hours. Moreover, because of the proposed detachment of area, the District's park and recreational services are not anticipated to significantly overlap with services currently provided by the Midpeninsula Regional Open Space District or the Golden Gate National Recreation Area (and indeed present opportunities for coordination or partnering with those agencies).

- 2. List all changes to the pattern of delivery of local services to the affected area. For each service affected by the proposed change(s) of organization, list the present source of service (state "none" if service is not now provided), the proposed source of service or construction of necessary facilities (if any) and operation. Examples are given on the first two lines of the space provided for your response.**

The only change to pattern of delivery of local services will be to provide parks and recreation services for the unincorporated mid-coastside area within the newly formed District's boundaries because there is currently no source for community or neighborhood park and recreation services. The boundaries of the proposed Granada Community Services District would be reduced by detachment of a substantial portion of the area outside the District's urban/rural boundary to reflect the finite territory to be served by the District, but still include all of the area located within the urban/rural services boundary. The District's services for sewage collection, treatment and disposal, and garbage and refuse collection, recycling and disposal conducted by the District will not change in any way as a result of the reorganization.

| SERVICE | PRESENT SOURCE | PROPOSED SOURCE | FUNDING SOURCE | |
|---|----------------|-----------------------------|--|--|
| | | | CONSTRUCTION | OPERATING |
| Sewage collection (existing service) | GSD | Community Services District | Sewer connection and service charges, capacity charges, and property taxes | Sewer service charges and property taxes |
| Solid waste and recycling collection (existing service) | GSD | Community Services District | n/a | Monthly solid waste collection fees |
| Parks and recreation (proposed new services) | None | Community Services District | n/a at this time | Portion of current property taxes |

C. PROJECT PROPOSAL INFORMATION

- 1. Please describe the general location of the territory which is the subject of this proposal. Refer to major highways, roads, and topographical features.**

The proposed territory contains the communities of El Granada, Princeton, Princeton-by-the-Sea ("Clipper Ridge"), Miramar, and the northern portion of the City of Half Moon Bay. It is bisected by Highway 1 and lies alongside Half Moon Bay. The area is bounded by Moss Beach to the west, open space to the north, the City of Half Moon Bay to the east, and the Pacific Ocean to the south.

- 2. Describe the present land use(s) in the subject territory.**

Land uses include single family and multi-family residential, commercial, industrial, light manufacturing, institutional (airport, schools, harbor), and agricultural.

- 3. How are adjacent lands used?**

North: Open space (wildlife and watershed lands)

South: Ocean

East: Open space (wildlife and watershed lands)

West: Single family residential, small business, and agricultural

- 4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?**

No, creation of a community services district will not increase or impact levels of residential or commercial development.

- 5. What is the general plan designation of the subject territory?**

Very Low Density Residential; Medium Low Density Residential; Medium Density Residential; Medium High Density Residential; High Density Residential; Neighborhood Commercial; Commercial Recreation (Coastside); General Industrial; Airport; Institutional; Public Recreation; Agriculture; General Open Space

- 6. What is the existing zoning designation of the subject territory?**

RM; RM CZ/DR/CD; RM CZ/AO/DR/CD; RM CZ/DR/GH/CD; PAD/CD; PAD/DR/GH; R 1/S 10/DR/GH; R 1/S 9/DR; R 1/S 17/DR; R 1/S 17/AO/DR; R1/S 17/DR/GH; R 3 A/S 5/DR; PUD; P/GH; C 1/S 3/DR; CCR/DR; COR/DRIGH; EG/DR; M 1/DR; M 1/AO/DR; H 1/DR; W/AO/DR; W/DR

- 7. What rezoning, environmental review, or development approvals have already been obtained for development in the subject territory?**

An initial study and a mitigated negative declaration have been prepared by the applicant, and have been updated and recirculated for public and agency comment as part of this application.

- 8. What additional approvals will be required to proceed?**

Vote of approval by the electorate, compliance with any lawfully required LAFCo conditions of approval.

9. Does any portion of the subject territory contain any of the following -- agricultural preserves, sewer or other service moratorium or wetlands subject to State Lands Commission jurisdiction?

Yes. There are agricultural preserves and wetlands within the proposed district boundaries.

10. If no specific development projects are associated with this proposal, will the proposal increase the potential for development of the property? If so, how?

No specific development projects are associated with this proposal. It is expected that small amounts of residential development will continue (unrelated to the proposed new community services district) and recreation and park development will occur when the new district becomes operational.

LAFCO will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed at:

NAME: Granada Sanitary District

ADDRESS: 504 Avenue Alhambra, Third Floor
P.O. Box 335
El Granada, CA 94018

ATTN: Chuck Duffy, General Manager

PHONE: 650-726-7093



SIGNATURE OF PROPONENT: Granada Sanitary District
By Chuck Duffy, General Manager

D. AFFECTED PUBLIC AGENCIES

Please complete this section if this application is submitted by resolution of one or more affected public agencies. Certified copies of resolutions listed below must accompany this application.

- 1. The names and resolutions of agencies applying for the change of organization or reorganization described above are as follows:**
The Granada Sanitary District is applying for reorganization into a Community Services District (“CSD”) pursuant to the attached certified Resolution (Exhibit C).

| AFFECTED AGENCY | RESOLUTION NO. | DATE ADOPTED |
|---------------------------|-----------------------|---------------------|
| Granada Sanitary District | 2013-03 | 04/18/2013 |

- 2. Does this application have 100 % consent of landowners in the affected area?**

Yes No (If Yes, include proof of consent.)

E. PLAN FOR PROVIDING SERVICES

- 1. Enumerate and describe the services to be extended to the affected territory.**
The affected territory is already provided with sewage and garbage disposal services by the Granada Sanitary District. The new Granada Community Services District will continue the sewage and garbage disposal services, and will additionally provide parks and recreation services for the unincorporated mid-coastside area within the newly formed District’s boundaries (except for parks and recreation and garbage services in areas of the GCSD inside the City of Half Moon Bay boundaries) as set forth in Exhibit A. Note that the proposed new GCSD park and recreation service boundary would not extend into the City of Half Moon Bay, but the new GCSD would look to collaborate with the City regarding park and recreation service in that area.
- 2. Describe the level and range of those services.**

If the Reorganization Project is approved, the reorganized Granada Community Services District would first involve stakeholders, including, but not limited to, District property owners, residents and school representatives in evaluation of ways to provide community and neighborhood recreational facilities and programs on existing District or other public properties. After noticed public meetings to involve the public, the reorganized District would evaluate (for example): planning for utilization/preservation of acreage currently owned by the District on the historical Burnham Strip; neighborhood benches, picnic tables and/or trails along the broad boulevard medians of El Granada (as originally intended in architect Daniel Burnham's design of El Granada); contracting or partnering with the County of San Mateo for community/neighborhood recreation use, management and/or maintenance of County-owned regional or parks such as Quarry Park and/or Mirada Surf parkland; partnering or contracting with the Cabrillo Unified School District and the City of Half Moon Bay; and contracting or

partnering with Midpeninsula Regional Open Space District for trails or other mutual-interest recreational uses; and other partnering options that may arise with other local agencies. The level and range of services to be ultimately provided would also be informed by the County studies and National Park and Recreation Facility Standards. In general, the level of services would be community and neighborhood parks and the range would include both active and passive recreation.

The GSD currently owns property in an area commonly known as the Burnham Strip. The property was purchased by the GSD for installation of a series of large underground storage pipes to be utilized by the sewer system during heavy rains. Because the pipes are located underground, the surface property could be made available for parks and recreation use by the public. For the near term, the initial range of park and recreational services will include general maintenance of this property to allow for passive recreation by the public. From a long term perspective, there are numerous opportunities for future expansion of parks and recreation services, including:

- Development of neighborhood parks along the broad avenues of El Granada, as originally intended in architect Daniel Burnham's design of El Granada.
- Partnering opportunities with the County of San Mateo for Quarry Park and/or the County owned Mirada Surf properties.
- Additional partnering opportunities with the Cabrillo School District and the City of Half Moon Bay.

The newly formed Granada Community Services District would take a phased approach to projects or added facilities. A portion of the District's property taxes would be allocated to parks and recreation services at the discretion of the District's Board of Directors in general accordance with a 5 year budget (see sample budget included as Exhibit B).

3. Indicate when those services can feasibly be extended to the affected territory.

The near term parks and recreation services by use of the District's Burnham Strip property outlined above can start immediately upon the formation of the proposed community services district, subject to completion of a publicly-noticed process involving input from stakeholders. Longer term parks and recreation projects will be developed over the course of the next several years based upon community input and finances available.

4. Indicate any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions to be imposed or required within the affected territory.

No improvements noted above will be required within the affected territory as a result of this proposal. No structures, roads, or water or sewer facilities will need to be constructed or updated at this time. Structures including but not limited to pocket parks, picnic areas, a community center or restrooms for parks, will be built at a later date as needed, subject to community input and financial wherewithal.

5. Describe financial arrangements for construction and operation of services extended to the affected territory (Attach proposed operations budget if available). Will the territory be subject to any special taxes, charges or fees? (If so, please specify.)

If formed, the GCSD would have discretion to perform capital improvements to allow for recreational use as stated above. No new special taxes, charges, or fees are planned for parks and recreation (current sewer and garbage disposal fees will remain in place). It is proposed that a portion of the property taxes currently received by the Granada Sanitary District will be allocated for funding of the parks and recreation services. This shift of property tax funds to a non-enterprise governmental activity (as compared to an enterprise activity like the sanitary district) is in line with the State Legislature's stated intent to shift property tax revenues away from enterprise districts with the ability to levy fees for their services, and re-direct these property tax monies to local services such as parks and recreation which are not fee-driven. Currently the sewer services are partially funded with property tax and the amount of the property tax subsidizing sewer services will be reduced in order to fund park and recreation services. This will ultimately mean that sewer service rates may have to be increased if the GCSD is approved and significant park and recreation programs or improvements are implemented. Attached to this application as Exhibit B is a copy of GSD's current operating budget with a proposed sample 5 year budget for the added parks and recreation services.

6. In as much detail as required to give a clear explanation, explain why this proposal is necessary at this time.

There is a demonstrated need for community and neighborhood parks and recreation services and opportunities in the unincorporated Granada Sanitary District area. There have been numerous plans, surveys, community meetings, and reports completed over the past 30 years demonstrating this acute need for community and neighborhood parks and recreation services and opportunities time and again. (See Exhibits D-H). The County Board of Supervisors completed the Midcoast Recreational Needs Assessment in 2002, which spoke to the severe lack of community and neighborhood recreational services on the Midcoast. This study was followed up by the County's Summary of Midcoast Recreation Needs Report (based on input from several community meetings) issued in January 2007. It too reaffirmed the lack of adequate community and neighborhood parks and recreation services. Excerpts from the Summary Report include:

- The recommendations in the 2002 Mid-Coast Recreation Needs Assessment are still valid; the Mid-Coast still needs community and neighborhood parks.
- The coastsides areas within the unincorporated County still place a burden on the limited facilities in Half Moon Bay.
- Serving local needs also serve regional needs. Currently there is over-competition for limited recreational resources.
- Providing more parks in the community will help reduce existing traffic problems.
- There is a need for more restrooms, picnic areas, and water fountains throughout the Mid-Coast.

- Doing something immediately means doing something on lands that are already publicly owned.
- There are additional lands the community would like to see acquired and a need to prioritize what is achievable soonest.

The County's July 2007 Midcoast Action Plan for Parks and Recreation was prepared by the Midcoast Recreation Planning Team. Planning team members included representatives from the Half Moon Bay Parks & Recreation Commission, Cabrillo Unified School District, the Midcoast Community Council, the Midcoast Parklands, and two representatives from each of the Midcoast communities. The San Mateo County Parks Department assisted by guiding the process and implementation of the plan until a governance organization was determined. The 2007 Midcoast Action Plan's identified key park resources for recognized parks and associated areas which reflect expected or possible patterns of park development termed recreation resource areas in this report. These resources included:

Quarry Park / [POST]

Quarry Park is operated by Midcoast Park Lands in a partnership with the County and the Cabrillo School District. Quarry Park is virtually surrounded by POST []property and the two together have a long term potential as a trails and passive recreation park. The existing tot lot, improvements to the open meadow and proximity to a POST meadow area make the need for improved restroom facilities critical. This Park serves several needs for the local community of El Granada, as well as the Midcoast.

Neighborhood Parks

Areas with recreation structures and/or picnic tables and grass areas are an important component of neighborhoods. They are developed with neighborhood consensus and support.

o El Granada Avenues

The broad avenues in El Granada provide informal passive recreation opportunities today. These are representative of what could be an expanding number of community play sites serving local neighborhoods. Recreational use of these Avenues was identified in the original land use plan for El Granada prepared by Daniel Burnham.

School Recreation Resource Area

These schools serve as natural community centers for all types of activities on the Midcoast. The two elementary schools have play fields with potential to support organized recreational sports as well as provide grass areas for community recreation. Both schools are also adjacent to sites with potential as recreation sites for the community. This type of evolution will require focused community support.

o El Granada School / Upper Mirada Surf East

o Farallone View School / Corral de Tierra

Coastal Recreation Resource Area

These areas on either side of Highway 1 support coastal trails, beach use and place heavy parking demands on the area. This area is not a near term focus of this plan's

proposals, but will necessarily play a role in some form in parks and recreation on the coast.

o Burnham Strip

There is significant community interest in the community use of the Burnham Strip to provide a view shed to the oceans as well as a passive park area.

Ownership issues and perspectives of multiple groups make planning near term use of this area difficult.

(Exhibit F - Midcoast Action Plan for Parks and Recreation (July 2007), pp. 9-11.)

While each of these studies point to the need for action and identify potential solutions, there is no governmental entity comparable to the proposed GCSD which has the power to acquire property for community and neighborhood park and recreational purposes and provide local recreation and park facilities and services, which has an elected Board of Directors, and which has the ability to receive grants and levy taxes and assessments and otherwise provide for local park and recreational needs and funding in the Midcoast area. Moreover, a local district would be best able to ascertain the desires of local residents, respond to complaints and requests, focus on park issues and operations, move quickly to acquire available properties and develop a long range plan for Coastsides recreation. This reorganization proposal would be the most prompt and efficient means of providing public recreation facilities and community recreation services to the unincorporated Midcoast area, and is consistent with LAFCO policy because it merely adds powers to an existing district rather than forming a new single purpose special district.

Benefits of a Granada Community Services District include the following:

- A local district would be best able to ascertain the desires of local residents, respond to complaints and requests, focus entirely on park issues and operations, move quickly to acquire available properties and develop a long range plan for Coastsides recreation.
- A local district with its own staff and economic base would not place a burden on County staff or County economic resources.
- There is no existing entity providing park and recreation facilities in the area. The County's policy has been and continues to be to operate only regional park facilities.
- This shift of property tax funds to a Governmental activity (as compared to an Enterprise activity like the sanitary district) is in line with the State Legislature's stated intent to shift property tax revenues away from enterprise districts with the ability to levy fees for their services, and re-direct these property tax monies to local services such as parks and recreation which are not fee-driven. GSD will be able to use a portion of the property tax revenues it currently receives to fund the operations of a parks and recreation district. There is no other governmental agency on the midcoastside able to provide such funding.
- The Coastal Act requires coastal communities to have community parks to mitigate local reliance on beaches as the sole venue for recreational purposes.

- Adding parks and recreation powers to GSD aligns with LAFCo's stated goal of encouraging multi-purpose districts. The reorganization can also serve as a possible stepping stone to future consolidations with other midcoastside districts.

Exhibit A – Map of Boundaries for reorganized GCSD and amended SOI for same

Exhibit B – Sample Budget

Exhibit C – Resolution for Application to LAFCO

Exhibit D – 2002 San Mateo County MidCoast Park and Recreation Task Force Report

Exhibit E – Mid-Coast Recreational Needs Assessment (October 2002)

Exhibit F – Midcoast Action Plan for Parks and Recreation (July 2007)

Exhibit G – Midcoast Action Plan for Parks and Recreation – Focus on El Granada Needs
(January 2007)

Exhibit H – Update on Midcoast Park Planning and Improvements (August 2012)

For Exhibits D through H please visit: www.granada.ca.gov

Addendum to Application for Reorganization
(Granada Sanitary District)

Reorganization from Granada Sanitary District
To
Granada Community Services District

As part of above noted application submitted by resolution of the Granada Sanitary District as Applicant and Real Party in Interest, agrees to defend, indemnify, hold harmless, and release the San Mateo LAFCO, its agents, Commissioners, Executive Officer, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this addendum to above noted application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications.





| | | |
|---|------|----------------|
|  | Date | <u>4/18/13</u> |
| _____ | Date | _____ |
| _____ | Date | _____ |
| _____ | Date | _____ |

Exhibit A

Map of Boundaries for GCSD



Legend

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

Granada Sanitary District Reorganization - MND
Proposed Project

Figure 3

Exhibit B

SAMPLE BUDGET

**SAMPLE GRANADA COMMUNITY SERVICES DISTRICT
5 YEAR BUDGET**

| | <u>FY 2012/13</u> | <u>FY 2013/14</u> | <u>FY 2014/15</u> | <u>FY 2015/16</u> | <u>FY 2016/17</u> | <u>FY 2017/18</u> |
|---|----------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Sewer Service Charge | \$402 | \$402 | \$450 | \$470 | \$490 | \$510 |
| ERU's connected | 3,126 | 3,131 | 3,136 | 3,141 | 3,146 | 3,151 |
| | <u>FY 2012/13</u> | <u>FY 2013/14</u> | <u>FY 2014/15</u> | <u>FY 2014/15</u> | <u>FY 2015/16</u> | <u>FY 2016/17</u> |
| <u>SEWER SYSTEM OPERATING REVENUES</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> |
| 1 . Property Tax Allocation | \$480,000 | \$430,000 | \$380,000 | \$330,000 | \$280,000 | \$230,000 |
| 2 . Annual Sewer Service Charges | \$ 1,257,000 | \$ 1,259,000 | \$ 1,411,000 | \$ 1,476,000 | \$ 1,542,000 | \$ 1,607,000 |
| 3 . Reim. from A.D. - Salary and Overhead | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$20,000 | \$20,000 |
| 4 . Recology of the Coast Franchise Fee | \$18,000 | \$18,000 | \$18,000 | \$18,000 | \$18,000 | \$18,000 |
| 5 . Miscellaneous | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 | \$1,000 |
| TOTAL REVENUES | \$1,776,000 | \$1,728,000 | \$1,830,000 | \$1,845,000 | \$1,861,000 | \$1,876,000 |

Budget Revenue Assumptions:

- 1 . 3,126 ERU's of sewer service charge for FYE 2013, increasing by 5 connections per year
- 2 . Sample allocation of property taxes to Parks and Recreation services increases each year by \$50,000.

**SAMPLE GRANADA COMMUNITY SERVICES DISTRICT
5 YEAR BUDGET**

SEWER SYSTEM OPERATING EXPENDITURES

| | <u>FY 2012/13</u> | <u>FY 2013/14</u> | <u>FY 2014/15</u> | <u>FY 2015/16</u> | <u>FY 2016/17</u> | <u>FY 2017/18</u> |
|--|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <u>OPERATIONS</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> |
| 1 . SAM General (Treatment and Admin.) | \$949,473 | \$949,473 | \$949,473 | \$949,473 | \$949,473 | \$949,473 |
| 2 . SAM Collections | \$232,527 | \$237,178 | \$241,921 | \$246,760 | \$251,695 | \$256,729 |
| 3 . Plant Shortfall Debt Service (COP) | \$94,000 | \$94,000 | \$94,000 | \$94,000 | \$94,001 | \$94,002 |
| Sub-Total Operations Expenditures | \$1,276,000 | \$1,280,651 | \$1,285,394 | \$1,290,233 | \$1,295,169 | \$1,300,204 |

**SAMPLE GRANADA COMMUNITY SERVICES DISTRICT
5 YEAR BUDGET**

SEWER SYSTEM ADMINISTRATION EXPENDITURES

| | FY 2012/13 | FY 2013/14 | FY 2014/15 | FY 2015/16 | FY 2016/17 | FY 2017/18 |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| <u>ADMINISTRATION</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> |
| 1 . Accounting | \$2,000 | \$2,040 | \$2,081 | \$2,122 | \$2,165 | \$2,208 |
| 2 . Auditing | \$8,000 | \$8,160 | \$8,323 | \$8,490 | \$8,659 | \$8,833 |
| 3 . Copier Lease | \$5,400 | \$5,508 | \$5,618 | \$5,731 | \$5,845 | \$5,962 |
| 4 . County Tax Roll Charges | \$4,000 | \$4,080 | \$4,162 | \$4,245 | \$4,330 | \$4,416 |
| 5 . Directors' Compensation | \$10,000 | \$10,200 | \$10,404 | \$10,612 | \$10,824 | \$11,041 |
| 6 . Education & Travel Reimbursement | \$2,000 | \$2,040 | \$2,081 | \$2,122 | \$2,165 | \$2,208 |
| 7 . Employee Salaries | \$95,000 | \$96,900 | \$98,838 | \$100,815 | \$102,831 | \$104,888 |
| 8 . Employee Medical, Payroll Taxes, and Retirement | \$47,000 | \$47,940 | \$48,899 | \$49,877 | \$50,874 | \$51,892 |
| 9 . Engineering Services (General) | \$20,000 | \$20,400 | \$20,808 | \$21,224 | \$21,649 | \$22,082 |
| 10 . Insurance | \$8,000 | \$8,160 | \$8,323 | \$8,490 | \$8,659 | \$8,833 |
| 11 . Legal Services | \$60,000 | \$61,200 | \$62,424 | \$63,672 | \$64,946 | \$66,245 |
| 12 . Memberships | \$10,000 | \$10,200 | \$10,404 | \$10,612 | \$10,824 | \$11,041 |
| 13 . Newsletter | \$2,500 | \$2,550 | \$2,601 | \$2,653 | \$2,706 | \$2,760 |
| 14 . Office Lease | \$48,000 | \$48,960 | \$49,939 | \$50,938 | \$51,957 | \$52,996 |
| 15 . Office Maintenance and Repairs | \$2,000 | \$2,040 | \$2,081 | \$2,122 | \$2,165 | \$2,208 |
| 16 . Office Supplies | \$5,500 | \$5,610 | \$5,722 | \$5,837 | \$5,953 | \$6,072 |
| 17 . Professional Services - Other | \$65,000 | \$66,300 | \$67,626 | \$68,979 | \$70,358 | \$71,765 |
| 18 . Publications & Notices | \$3,500 | \$3,570 | \$3,641 | \$3,714 | \$3,789 | \$3,864 |
| 19 . Utilities | \$7,000 | \$7,140 | \$7,283 | \$7,428 | \$7,577 | \$7,729 |
| 20 . Video Taping of Board Meetings | \$3,000 | \$3,060 | \$3,121 | \$3,184 | \$3,247 | \$3,312 |
| 21 . Computers | \$5,000 | \$5,100 | \$5,202 | \$5,306 | \$5,412 | \$5,520 |
| 22 . Lateral Repairs | \$40,000 | \$40,800 | \$41,616 | \$42,448 | \$43,297 | \$44,163 |
| 23 . System Investigation | \$30,000 | \$30,600 | \$31,212 | \$31,836 | \$32,473 | \$33,122 |
| 24 . Flow metering | \$30,000 | \$30,600 | \$31,212 | \$31,836 | \$32,473 | \$33,122 |
| 25 . Miscellaneous | \$5,000 | \$5,000 | \$5,000 | \$5,000 | \$5,001 | \$5,002 |
| Sub-Total Administration Expenditures | \$517,900 | \$528,158 | \$538,621 | \$549,294 | \$560,180 | \$571,285 |
| SEWER SYSTEM TOTAL OPERATING EXPENDITURE | \$1,793,900 | \$1,808,809 | \$1,824,015 | \$1,839,526 | \$1,855,349 | \$1,871,489 |
| NET TO/(FROM) SEWER SYSTEM RESERVES | (\$17,900) | (\$80,809) | \$5,985 | \$5,474 | \$5,651 | \$4,511 |

**SAMPLE GRANADA COMMUNITY SERVICES DISTRICT
5 YEAR BUDGET**

| | <u>FY 2012/13</u> | <u>FY 2013/14</u> | <u>FY 2014/15</u> | <u>FY 2015/16</u> | <u>FY 2016/17</u> | <u>FY 2017/18</u> |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> |
| <u>SEWER SYSTEM NON-OPERATING REVENUES</u> | | | | | | |
| 1 . Interest on Reserves | \$12,300 | \$12,300 | \$12,300 | \$12,300 | \$12,300 | \$12,300 |
| 2 . Connection Fees | \$18,800 | \$18,800 | \$18,800 | \$18,800 | \$18,800 | \$18,800 |
| 3 . SAM Refund from Prior Year Allocation | \$101,000 | \$86,000 | \$71,000 | \$56,000 | \$41,000 | \$26,000 |
| 4 . Repayment of Monies Advanced to the Assessment District | \$135,000 | \$135,000 | \$135,000 | \$135,000 | \$135,000 | \$135,000 |
| 5 . ERAF Refund from Prior Year | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 |
| SEWER SYSTEM TOTAL NON-OPERATING REVENUE | \$317,100 | \$302,100 | \$287,100 | \$272,100 | \$257,100 | \$242,100 |

Budget Revenue Assumptions:

- 1 . 0.38% Interest on average yearly reserve

SEWER SYSTEM CAPITAL PROJECTS AND RESERVE FUND BALANCE

| | <u>FY 2012/13</u> | <u>FY 2013/14</u> | <u>FY 2014/15</u> | <u>FY 2015/16</u> | <u>FY 2016/17</u> | <u>FY 2017/18</u> |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> |
| <u>SEWER SYSTEM CAPITAL PROJECTS</u> | | | | | | |
| 1 . Mainline System Repairs and Investigation | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 | \$10,000 |
| 2 . Sewer Main Replacement CIP | \$200,000 | \$200,000 | \$200,000 | \$200,000 | \$200,000 | \$200,000 |
| 3 . SAM - Projects - Bio-Solids | \$14,750 | \$14,750 | \$14,750 | \$14,750 | \$14,750 | \$14,750 |
| TOTAL CAPITAL IMPROVEMENT PROJECTS | \$224,750 | \$224,750 | \$224,750 | \$224,750 | \$224,750 | \$224,750 |

SEWER SYSTEM CAPITAL RESERVE FUND

| | | | | | | |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| 1 . Beginning Balance on July 1 | \$3,444,000 | \$3,518,450 | \$3,514,991 | \$3,583,326 | \$3,636,150 | \$3,674,151 |
| 2 . Capital Projects | (\$224,750) | (\$224,750) | (\$224,750) | (\$224,750) | (\$224,750) | (\$224,750) |
| 3 . Transfer (to)/from Operating Budget | (\$17,900) | (\$80,809) | \$5,985 | \$5,474 | \$5,651 | \$4,511 |
| 4 . Transfer (to)/from Non-Operating Revenues | \$317,100 | \$302,100 | \$287,100 | \$272,100 | \$257,100 | \$242,100 |
| SEWER SYSTEM RESERVE AT END OF FISCAL YEAR | \$3,518,450 | \$3,514,991 | \$3,583,326 | \$3,636,150 | \$3,674,151 | \$3,696,012 |

**SAMPLE GRANADA COMMUNITY SERVICES DISTRICT
5 YEAR BUDGET**

| | <u>FY 2012/13</u> | <u>FY 2013/14</u> | <u>FY 2014/15</u> | <u>FY 2015/16</u> | <u>FY 2016/17</u> | <u>FY 2017/18</u> |
|--|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|
| | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> | <u>Budget</u> |
| <u>PARKS AND RECREATION OPERATING REVENUES</u> | | | | | | |
| 1 . Property Tax Allocation | \$0 | \$50,000 | \$100,000 | \$150,000 | \$200,000 | \$250,000 |
| 2 . Miscellaneous | \$0 | \$0 | \$0 | \$1,000 | \$1,000 | \$1,000 |
| TOTAL REVENUES | \$0 | \$50,000 | \$100,000 | \$151,000 | \$201,000 | \$251,000 |
| <u>PARKS AND RECREATION OPERATING EXPENDITURES</u> | | | | | | |
| 1 . SAMPLE Operating expenses | | | | | | |
| a. Partner with County on maintenance of Quarry Park | \$0 | \$0 | \$10,000 | \$11,000 | \$12,000 | \$13,000 |
| b. Partner with Cabrillo Unified on field maintenance | \$0 | \$0 | \$10,000 | \$11,000 | \$12,000 | \$13,000 |
| c. Partner with Half Moon Bay on parks and recreation programs | \$0 | \$0 | \$30,000 | \$35,000 | \$40,000 | \$45,000 |
| d. Maintenance of District's portion of Burnham Strip property | \$0 | \$0 | \$5,000 | \$6,000 | \$7,000 | \$8,000 |
| 5 . Miscellaneous | \$0 | \$0 | \$0 | \$1,000 | \$1,000 | \$1,000 |
| TOTAL EXPENDITURES | \$0 | \$0 | \$55,000 | \$64,000 | \$72,000 | \$80,000 |
| NET TO/(FROM) PARKS AND RECREATION RESERVE | \$0 | \$50,000 | \$45,000 | \$87,000 | \$129,000 | \$171,000 |
| <u>PARKS AND RECREATION CAPITAL RESERVE FUND</u> | | | | | | |
| 1 . Beginning Balance on July 1 | \$0 | \$0 | \$50,000 | \$95,000 | \$182,000 | \$311,000 |
| 2 . Capital Projects | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 3 . Transfer (to)/from Operating Revenues | \$0 | \$50,000 | \$45,000 | \$87,000 | \$129,000 | \$171,000 |
| PARKS AND RECREATION RESERVE AT FYE | \$0 | \$50,000 | \$95,000 | \$182,000 | \$311,000 | \$482,000 |



COUNTY OF SAN MATEO

BOARD OF SUPERVISORS
DAVE PINE
CAROLE GROOM
DON HORSLEY
WARREN SLOCUM
ADRIENNE J. TISSIER

Department of Parks

JIM NANTELL
INTERIM DIRECTOR

555 COUNTY CENTER, 5TH FLOOR • REDWOOD CITY • CALIFORNIA 94063-1665 • PHONE (650) 363-4020 • FAX (650) 599-1721

June 11, 2013

Attachment B

Martha Poyatos, Executive Officer
San Mateo Local Agency Formation Commission
400 County Center
Redwood City, CA 94063

Dear Ms. Poyatos:

The San Mateo County Parks and Recreation Commission, at its regular meeting of June 6, 2013, considered the Granada Sanitary District's (GSD) proposal to become a Community Services District to provide park and recreation services in their service area as requested by your agency.

The Commission received public comment from the following speakers, all of whom expressed support for the GSD proposal.

- Leonard Woren, GSD Board
- Mike Ferreira, Sierra Club, Loma Prieta Chapter
- Lennie Roberts, Committee for Green Foothills
- Fran Pollard, El Granada

Individual Commissioner comments included:

- Need to consider needs of all midcoast visitors and not only GSD rate payers
- Potential loss of regional park services oversight and provision

The Commission by unanimous vote directed staff to transmit the following comments to LAFCo regarding GSD's proposal.

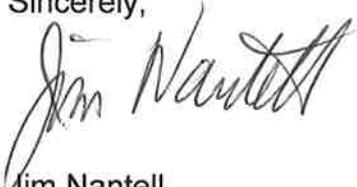
We applaud the Granada Sanitary District's proposal to use property tax revenues to respond to unmet midcoast parks and recreational needs. As proposed, the service area will not include the whole midcoast area and therefore will not be able to address all the needs noted in the Midcoast Parks and Recreation Needs Assessment. Approval of the proposal before LAFCO could be seen as a first phase towards addressing those needs; however, it should be considered in light of a long term vision relative to the most efficient approach to meeting the needs for the complete midcoast area.

June 11, 2013
SMC PRC
Comments GSD Proposal
Page 2 of 2

In order to address the midcoast park and recreational needs as efficiently as possible, some consideration should be given to expanding the service area for the parks and recreation services to include more or all of the midcoast or, at minimum, encourage the Granada Sanitary District to partner with other midcoast existing jurisdictions in the provision of these services.

On behalf of the Commission, Parks staff thanks San Mateo LAFCo for the opportunity to comment on GSD's proposal.

Sincerely,

A handwritten signature in black ink that reads "Jim Nantell". The signature is written in a cursive, flowing style.

Jim Nantell
Interim Parks Director

cc: Parks and Recreation Commission
Gary Lockman, Parks Superintendent
Sam Herzberg, Senior Planner

Martha Poyatos, Executive Officer

San Mateo LAFCo

455 County Center, 2nd Fl.

(Received via e-mail May 16, 2013)

Redwood City, CA 94063

Martha,

After attending the Granada Sanitary District Meeting on April 18th and presenting my concerns to the GSD board of directors about eminent domain if they become a Community Services District. Their President (Leonard Woren) assured me that they would only purchase property from willing sellers.

One of their board members (Ric Lohman) attended the Agricultural Advisory Committee meeting on May 13th and the question was raised by the Ag Committee about eminent domain and he also stated that they would only purchase property from willing sellers. The Agricultural Committee is also concerned about park lands adjacent to agricultural lands and the problems that could arise; like what is happening now on farm lands that were sold by POST to Ag operators with POST trails going through the Ag land.

I would like to see the Granada Sanitary District enter into a Memorandum of Understanding with the San Mateo County Farm Bureau that the proposed Granada Community Services District will only purchase agricultural property (PAD lands) from willing sellers and that in the event that they put park land next to agricultural land that a proper buffer zone be implemented to protect the agricultural operation from any park activities, this would include trails, picnic areas or any other activity that could be detrimental to agricultural.

Thank you

Louie Figone

428 Fifth Ave

Half Moon Bay, CA 94019

650-726-2421



San Mateo County Harbor District

Board of Harbor Commissioners

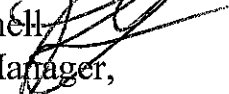
James Tucker, President
Robert Bernardo, Treasurer
Pietro Parravano, Secretary
Sabrina Brennan, Commissioner
Vacant, Commissioner

Peter Grenell, General Manager

MEMORANDUM

May 14, 2013

TO: Martha Poyatos
Executive Officer,
San Mateo Local Agency Formation Commission

FROM: Peter Grenell 
General Manager,
San Mateo County Harbor District

SUBJECT: Comments regarding LAFCo File 13-05: Proposed Reorganization of
Granada Sanitary District into Granada Community Services District

CC: Board Of Harbor Commissioners
Jean B. Savaree, District General Counsel

Following are comments regarding the application of the Granada Sanitary District to reorganize into a Granada Community Services District.

1. The map of the proposed new Granada Community Services District (GCSD) shown in Proposal Exhibit A overlaps and includes area and properties owned, administered, or otherwise the responsibility of the San Mateo County Harbor District (SMCHD). The GCSD boundary should be redrawn to be outside of and exclude area and properties owned, administered, or otherwise the responsibility of the Harbor District.
2. SMCHD's area and properties include the following parcels: AP 047-390-020, 047-390-030, 047-083, 047-252-380, 047-252-370, 047-252-350, 047-252-340, 047,263,010, 047,261-030, 047-313-030, and 047-313-040 (see attached map).



San Mateo County Harbor District

Board of Harbor Commissioners

James Tucker, President
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Sabrina Brennan, Commissioner
Vacant, Commissioner

Peter Grenell, General Manager

3. The Midcoast Park & Recreation Governance Alternatives Study notes that: “Both the Cortese Knox Hertzberg Local Government Reorganization Act and San Mateo LAFCo policies discourage....overlapping public service responsibilities”.
4. The GCSD proposal highlights a perceived need for “community and neighborhood parks and recreation services and opportunities”. The proposal makes no mention of SMCHD in its proposed plan for providing such services and opportunities.
5. The Governance Alternatives Study also notes that Pillar Point Harbor, owned and operated by the Harbor District, is a regional facility that attracts non-local visitors and also helps satisfy local demand for passive recreation such as beach combing, picnicking and hiking.”
6. The San Mateo County Midcoast Local Coastal Program (LCP) Update include a policy statement to: “Encourage the San Mateo County Harbor District to continue its efforts developing and maintaining public shoreline access on the District’s coastal properties;” and to “...continue its efforts providing public recreation and visitor-serving facilities on the District’s coastal properties, including provision of shoreline access and trails.”
7. SMCHD was created in 1933 by the San Mateo County Board of Supervisors, which by resolution called for a special election to form the Harbor District as a County-wide agency with jurisdiction coterminous with the County boundaries. It initially began planning for a new harbor in Redwood City. SMCHD currently operates Pillar Point Harbor and Oyster Point Marina/Park in the City of South San Francisco. It is also exploring the potential for SMCHD to work with the County Office of Emergency Services (OES), local Bayside municipalities, the Water Emergency Transportation Authority (WETA), and the Coast Guard on provision of water-based emergency preparedness and response facilities, a possibility noted in LAFCo’s municipal services review of SMCHD. From time to time SMCHD has been approached by various communities or community groups regarding



San Mateo County Harbor District

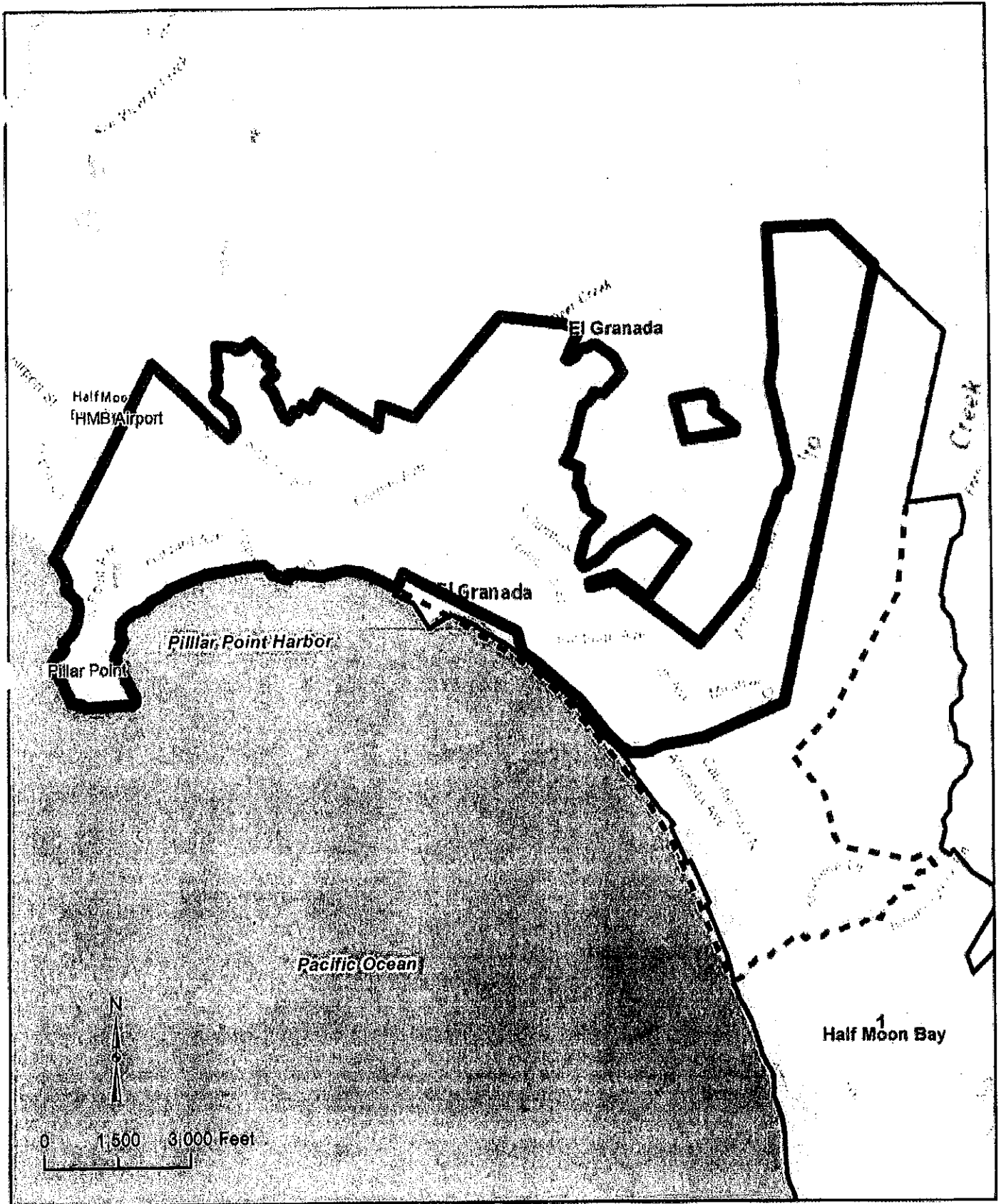
Board of Harbor Commissioners

James Tucker, President
Robert Bernardo, Treasurer
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Sabrina Brennan, Commissioner
Vacant, Commissioner




Peter Grenell, General Manager

possible SMCHD involvement in harbor development, operations, or related activities. Most recently SMCHD was approached by tenants of Pete's Harbor in Redwood City regarding potential for participation in harbor operations there.

8. The California Legislature, by Chapter 68 of the Statutes of 1960, granted to SMCHD a tidelands grant for navigation, commerce and fisheries and for structures and facilities for public recreational purposes (see attachments).
9. SMCHD holds an active Permit (No. SPCPIL-2-92-0002 between SMCHD and the U. S. Air Force for the right to use part of a government road situated on Pillar Point Air Force Station. This road, which also traverses SMCHD property, enables public shoreline access from SMCHD's vehicle parking lot adjacent to the County's Pillar Point Marsh to the so-called Mavericks Beach at the base of the west arm of the federal (outer) breakwater protecting Pillar Point Harbor.
10. To conclude, the GCSD boundary in the map of the proposed new Granada Community Services District (GCSD) shown in Proposal Exhibit A should be redrawn to render the area of the proposed new CSD to be outside of and not overlapping any area and properties owned, administered, or otherwise the responsibility of the Harbor District. Please feel free to contact me if you have questions or desire additional information.

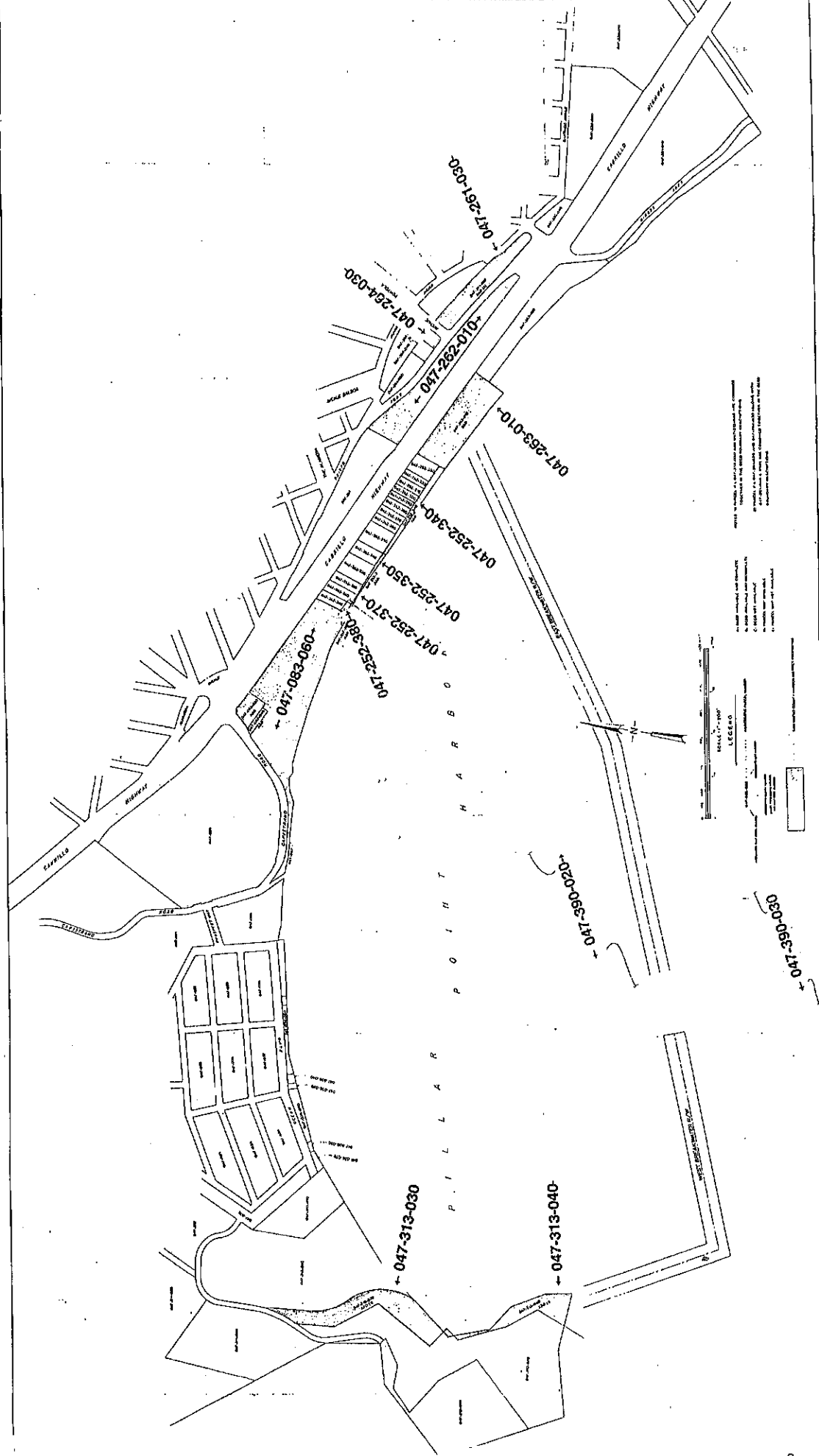


Legend

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

Granada Sanitary District Reorganization - MND
Proposed Project

Figure 3



LEGEND
 1. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% OPEN SPACE.
 2. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% OPEN SPACE.
 3. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% OPEN SPACE.
 4. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% OPEN SPACE.
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 9. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% OPEN SPACE.
 10. ALL LOTS ARE TO BE DEVELOPED WITH A MINIMUM OF 10% OPEN SPACE.

STATUTES OF CALIFORNIA

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CHAPTER 68

An act to convey certain tide and submerged lands to the San Mateo County Harbor District, in furtherance of navigation, commerce, and fisheries upon certain trusts and conditions, and providing for the government, management, use, and control thereof.

In effect
July 7, 1960

[Approved by Governor May 2, 1960. Filed with
Secretary of State May 3, 1960.]

The people of the State of California do enact as follows:

San Mateo
County
Harbor
District:
Grant of
Tidelands

SECTION 1. There is hereby granted to the San Mateo County Harbor District, hereinafter called "district," a political subdivision of the State of California, and to its successors, all the right, title and interest now held by the State of California by virtue of its sovereignty, in and to all tidelands

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and submerged lands of the northerly portion of Half Moon Bay, whether filled or unfilled, situated and lying within boundaries described as follows:

Beginning at a point on the intersection of the 1959 Ordinary High Water Mark of Halfmoon Bay as surveyed by the State Lands Division with a line parallel to and 80 feet westerly (measured at right angles) of the center line of the West Breakwater of Halfmoon Bay, as said center line is shown upon the U.S. Corps of Engineers drawing No. 15-55-3, Sheet 1 of 1, entitled "Halfmoon Bay, Harbor Improvements, Land for Breakwaters", dated 16 December 1958; said point of beginning is further described as bearing S. 44° 29' 10" .5 E., 1,371.40 feet and N. 83° 17' 21" W., 95.07 feet from California State Lands Commission Triangulation Station "Pillar Point 3, 1959"; thence from said point of beginning S. 26° 00' E., 6,634.95 feet and N. 57° 00' E., 8,717.62 feet to a point on the 1959 Ordinary High Water Mark of Halfmoon Bay, being S. 48° 51' 58" .7 E., 4,706.45 feet from Station 0+00 of the East Breakwater of Halfmoon Bay as shown upon the aforementioned U.S. Corps of Engineers drawing No. 15-55-3, and being S. 36° 30' 36" .5 E., 1,442.91 feet from California State Lands Commission Triangulation Station "Miramar 2, 1959"; thence along said 1959 Ordinary High Water Mark in a northerly and westerly direction to the point of beginning. Containing 1,235 acres more or less.

Boundaries

Bearings and distances used are grid, and conform to the California Coordinate System, Zone 3.

To be forever held by said district, and its successors, in trust for the uses and purposes and upon the express conditions following, to wit:

(a) That said lands shall be used by said district, and its successors, only for the establishment, improvement and conduct of a harbor, including any marine airport or marine aviation facilities, and for the construction, maintenance and operation thereon of wharves, docks, piers, slips, quays and other utilities, structures, facilities and appliances necessary or convenient for the promotion and accommodation of commerce and navigation, and for the construction, maintenance and operation thereon of structures and facilities for public recreational purposes, and said district, or its successors, shall not at any time, grant, convey, give or alien said lands, or any part thereof, to any individual, firm or corporation for any purposes whatsoever; provided, that said district, or its successors, may grant franchises thereon for limited periods (but in no event exceeding 50 years), for wharves and other public uses and purposes and may lease said lands, or any part thereof, for limited periods (but in no event exceeding 50 years), for purposes consistent with the trust upon which said lands are held by the State of California, and with the requirements of commerce and navigation at said harbor, and collect and retain rents from such franchises, leases and privileges, including, without prejudice to leases made prior to the

Purposes

Powers

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effective date of this act pursuant to completed applications pending before the State Lands Commission on or before March 15, 1960, those certain leases:

(1) Between the State of California and Henry Doelger Builder, Inc., dated May 13, 1947, (P.R.C. 184.1),

(2) Between the State of California and Henry Doelger Builder, Inc., dated May 13, 1947, (P.R.C. 325.1),

(3) Between the State of California and Princeton Properties, Inc., dated March 4, 1947, (P.R.C. 242.1),

(4) Between the State of California and The Romeo Company, dated November 5, 1949, (P.R.C. 720.1).

(b) That said lands shall be improved by said district within 10 years of the effective date of this act without expense to the State, and shall always remain available for public use for all purposes of commerce and navigation, and the State of California shall have at all times the right to use, without charge, all wharves, docks, piers, slips, quays, and other improvements and facilities constructed on said lands, or any part thereof, for any vessel or other watercraft, owned or operated by the State of California. If the State Lands Commission determines that the district has failed during said 10-year period to improve said lands as herein required, all right, title, and interest of said district in and to all lands granted by this act shall cease and said lands shall revert and vest in the State.

(c) That in the management, conduct or operation of said harbor, or of any of the utilities, structures, appliances or facilities mentioned in paragraph (a), no discrimination in rates, tolls, or charges or in facilities for any use or service in connection therewith shall ever be made, authorized or permitted by said district or its successors.

(d) There is hereby reserved, however, in the people of the State of California the absolute right to fish in the waters of said harbor with the right of convenient access to said waters over said-lands for said purposes together with the right of navigation.

(e) There is hereby excepted and reserved to the State of California all deposits of minerals, including oil and gas, in said land, and to the State of California, or persons authorized by the State of California, the right to prospect for, mine and remove such deposits from said land.

(f) The lands herein described are granted subject to the express reservation and condition that the State may at any time in the future use said lands or any portion thereof for highway purposes, without compensation to the district, its successors or assigns, or any person, firm or public or private corporation claiming under it, except that in the event improvements have been placed upon the property taken by the State for said purposes, compensation shall be made to the person entitled thereto for the value of his interest in the improvements taken or the damages to such interest.

4

Sec. 2. The State Lands Commission shall, at the cost of the grantee, survey, monument, plat, and record in the Office of the County Recorder of San Mateo County, the area of state lands described in this act. Said district shall enter into a contract with the State Lands Commission for surveying, monumenting and platting the area of state lands described in this act, and shall, upon submission of invoices by the State Lands Commission, pay said costs. Survey, etc.

Sec. 3. If any provision of this act or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of the act which can be given effect without the invalid provision or application, and to this end the provisions of this act are severable. Severability of provisions

Sec. 4. Nothing contained in this act shall preclude the district from accepting and retaining any grant of funds from the State made available for the purpose of aiding in the development of said lands for any public purpose not inconsistent with the promotion and accommodation of commerce and navigation. Development for other purposes

CHAPTER 69

An act authorizing the Division of Beaches and Parks to exchange property belonging to the State for property belonging to the City of Capitola, declaring the urgency thereof, to take effect immediately.

[Approved by Governor May 2, 1960. Filed with Secretary of State May 3, 1960.]

In effect immediately

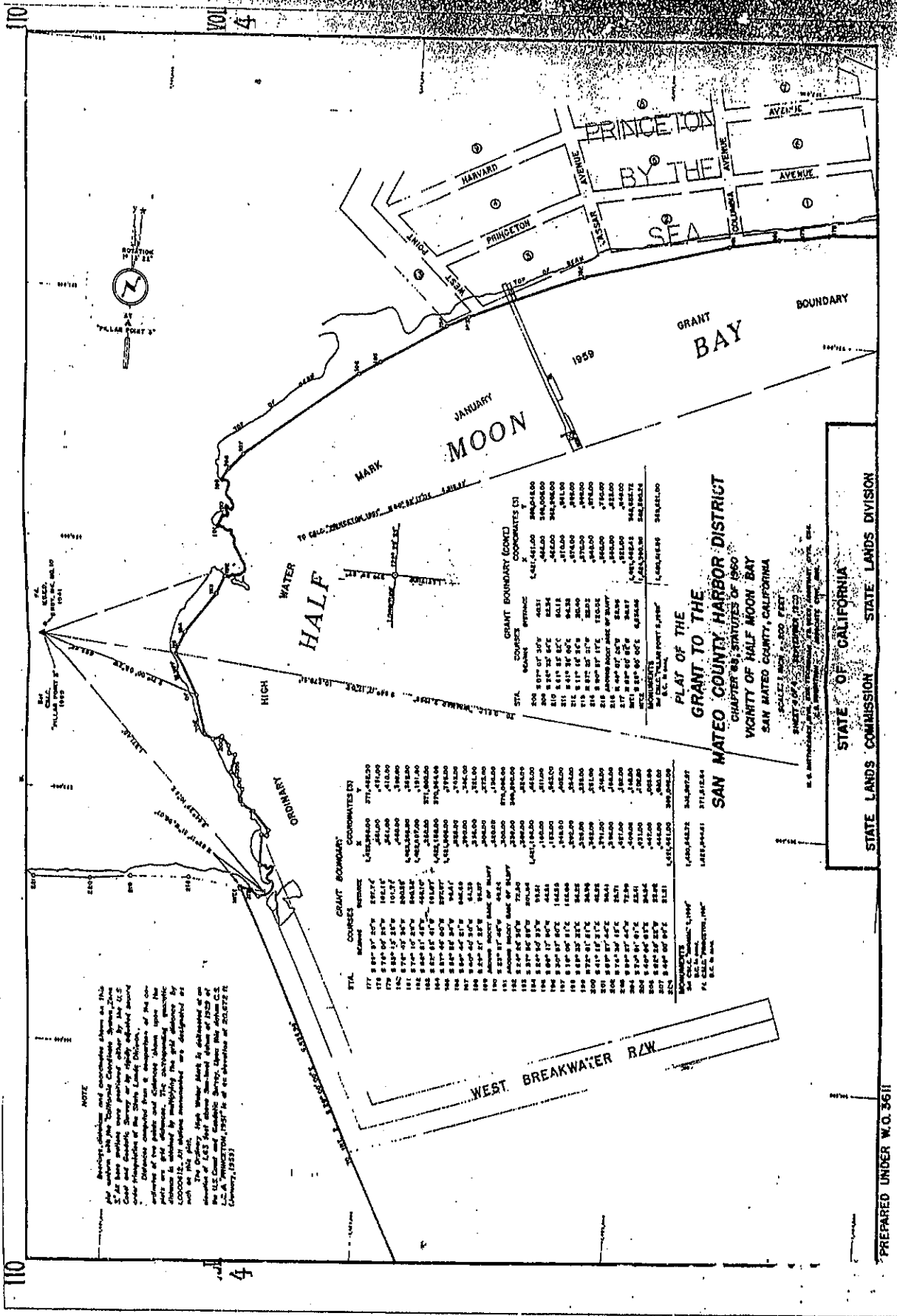
The people of the State of California do enact as follows:

SECTION 1. The Division of Beaches and Parks of the State Department of Natural Resources is authorized to convey to the City of Capitola all right, title and interest of the State in and to certain parcels of land located in the Rio Del Mar Section of Seacliff State Park, in exchange for and upon there being conveyed to the State by the City of Capitola all right, title and interest of the City of Capitola in property belonging to that city, known as the Saba property, located at the corners of Esplanade and Monterey Streets in that city.

The state lands authorized to be conveyed by this act are more particularly described as follows:

All that real property in the County of Santa Cruz, State of California, described as follows:

Lots 28, 29, 30 and 31, in Block 94, as numbered and designated upon the map entitled, "Subdivision No. 8, Aptos Beach Country Club Properties, Aptos, Santa Cruz County, California," filed September 20th, 1928, in Volume 24 of Maps, Page 29, Records of Santa Cruz County.



NOTE

Survey data and coordinates shown on this plat were obtained from the original survey records of the State Lands Division, San Mateo County, California, and are hereby certified as true and correct. The State Lands Division is not responsible for any errors or omissions in the original survey records or for any errors or omissions in this plat. The State Lands Division is not responsible for any errors or omissions in the original survey records or for any errors or omissions in this plat.

GRANT BOUNDARY COORDINATES (X)

| STA. | COURSE | Bearing | Distance | COORDINATES (X) |
|------|-----------------|-------------|----------|-----------------|
| 174 | S 89° 57' 20" W | 89° 57' 20" | 1.00000 | 271.48200 |
| 175 | S 75° 00' 00" W | 75° 00' 00" | 1.00000 | 271.48200 |
| 176 | S 60° 00' 00" W | 60° 00' 00" | 1.00000 | 271.48200 |
| 177 | S 45° 00' 00" W | 45° 00' 00" | 1.00000 | 271.48200 |
| 178 | S 30° 00' 00" W | 30° 00' 00" | 1.00000 | 271.48200 |
| 179 | S 15° 00' 00" W | 15° 00' 00" | 1.00000 | 271.48200 |
| 180 | S 00° 00' 00" W | 00° 00' 00" | 1.00000 | 271.48200 |
| 181 | N 15° 00' 00" W | 15° 00' 00" | 1.00000 | 271.48200 |
| 182 | N 30° 00' 00" W | 30° 00' 00" | 1.00000 | 271.48200 |
| 183 | N 45° 00' 00" W | 45° 00' 00" | 1.00000 | 271.48200 |
| 184 | N 60° 00' 00" W | 60° 00' 00" | 1.00000 | 271.48200 |
| 185 | N 75° 00' 00" W | 75° 00' 00" | 1.00000 | 271.48200 |
| 186 | N 89° 57' 20" W | 89° 57' 20" | 1.00000 | 271.48200 |
| 187 | S 89° 57' 20" E | 89° 57' 20" | 1.00000 | 271.48200 |
| 188 | S 75° 00' 00" E | 75° 00' 00" | 1.00000 | 271.48200 |
| 189 | S 60° 00' 00" E | 60° 00' 00" | 1.00000 | 271.48200 |
| 190 | S 45° 00' 00" E | 45° 00' 00" | 1.00000 | 271.48200 |
| 191 | S 30° 00' 00" E | 30° 00' 00" | 1.00000 | 271.48200 |
| 192 | S 15° 00' 00" E | 15° 00' 00" | 1.00000 | 271.48200 |
| 193 | S 00° 00' 00" E | 00° 00' 00" | 1.00000 | 271.48200 |
| 194 | N 15° 00' 00" E | 15° 00' 00" | 1.00000 | 271.48200 |
| 195 | N 30° 00' 00" E | 30° 00' 00" | 1.00000 | 271.48200 |
| 196 | N 45° 00' 00" E | 45° 00' 00" | 1.00000 | 271.48200 |
| 197 | N 60° 00' 00" E | 60° 00' 00" | 1.00000 | 271.48200 |
| 198 | N 75° 00' 00" E | 75° 00' 00" | 1.00000 | 271.48200 |
| 199 | N 89° 57' 20" E | 89° 57' 20" | 1.00000 | 271.48200 |
| 200 | S 89° 57' 20" W | 89° 57' 20" | 1.00000 | 271.48200 |
| 201 | S 75° 00' 00" W | 75° 00' 00" | 1.00000 | 271.48200 |
| 202 | S 60° 00' 00" W | 60° 00' 00" | 1.00000 | 271.48200 |
| 203 | S 45° 00' 00" W | 45° 00' 00" | 1.00000 | 271.48200 |
| 204 | S 30° 00' 00" W | 30° 00' 00" | 1.00000 | 271.48200 |
| 205 | S 15° 00' 00" W | 15° 00' 00" | 1.00000 | 271.48200 |
| 206 | S 00° 00' 00" W | 00° 00' 00" | 1.00000 | 271.48200 |
| 207 | N 15° 00' 00" W | 15° 00' 00" | 1.00000 | 271.48200 |
| 208 | N 30° 00' 00" W | 30° 00' 00" | 1.00000 | 271.48200 |
| 209 | N 45° 00' 00" W | 45° 00' 00" | 1.00000 | 271.48200 |
| 210 | N 60° 00' 00" W | 60° 00' 00" | 1.00000 | 271.48200 |
| 211 | N 75° 00' 00" W | 75° 00' 00" | 1.00000 | 271.48200 |
| 212 | N 89° 57' 20" W | 89° 57' 20" | 1.00000 | 271.48200 |

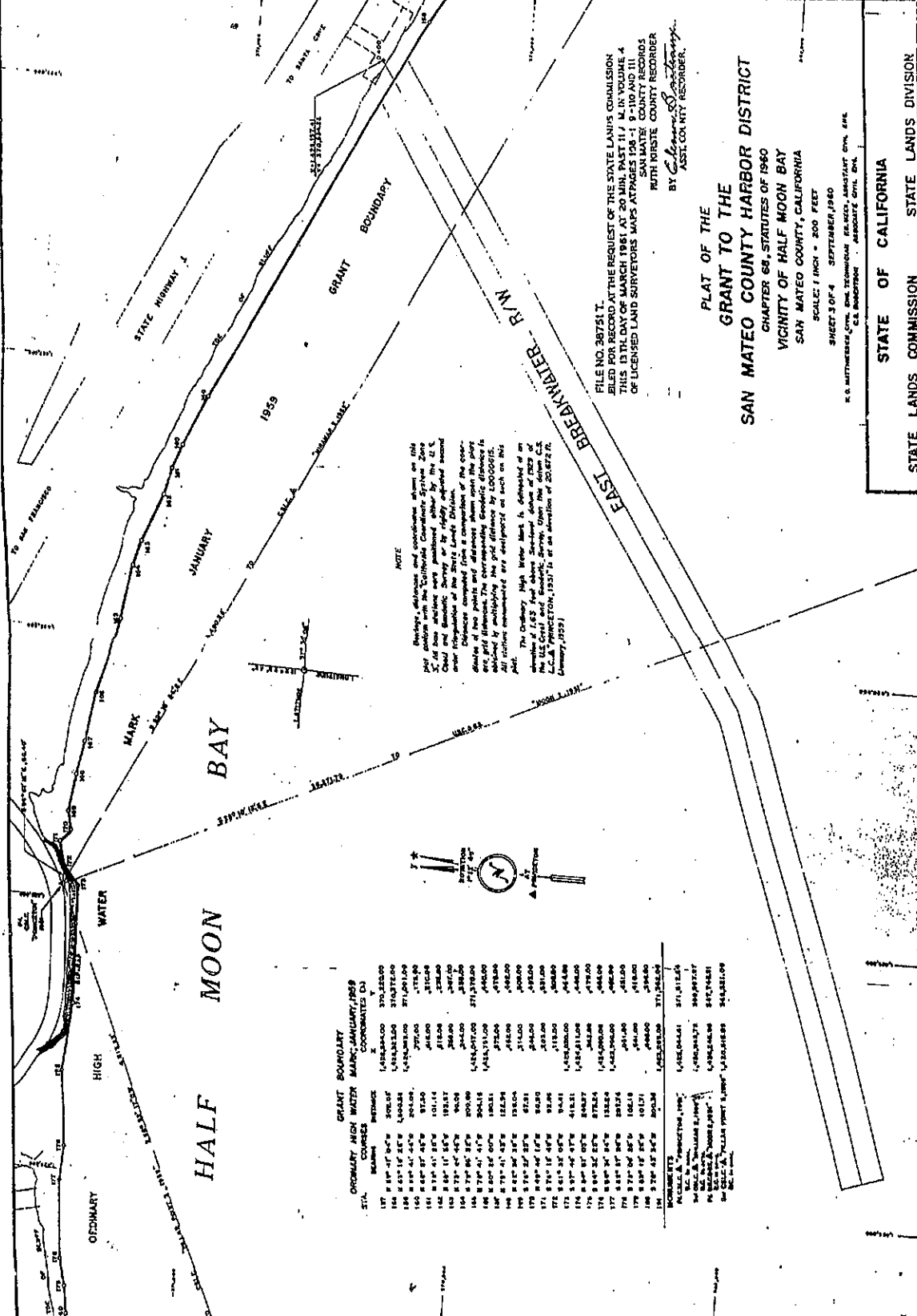
GRANT BOUNDARY COORDINATES (Y)

| STA. | COURSE | Bearing | Distance | COORDINATES (Y) |
|------|-----------------|-------------|----------|-----------------|
| 174 | S 89° 57' 20" W | 89° 57' 20" | 1.00000 | 271.48200 |
| 175 | S 75° 00' 00" W | 75° 00' 00" | 1.00000 | 271.48200 |
| 176 | S 60° 00' 00" W | 60° 00' 00" | 1.00000 | 271.48200 |
| 177 | S 45° 00' 00" W | 45° 00' 00" | 1.00000 | 271.48200 |
| 178 | S 30° 00' 00" W | 30° 00' 00" | 1.00000 | 271.48200 |
| 179 | S 15° 00' 00" W | 15° 00' 00" | 1.00000 | 271.48200 |
| 180 | S 00° 00' 00" W | 00° 00' 00" | 1.00000 | 271.48200 |
| 181 | N 15° 00' 00" W | 15° 00' 00" | 1.00000 | 271.48200 |
| 182 | N 30° 00' 00" W | 30° 00' 00" | 1.00000 | 271.48200 |
| 183 | N 45° 00' 00" W | 45° 00' 00" | 1.00000 | 271.48200 |
| 184 | N 60° 00' 00" W | 60° 00' 00" | 1.00000 | 271.48200 |
| 185 | N 75° 00' 00" W | 75° 00' 00" | 1.00000 | 271.48200 |
| 186 | N 89° 57' 20" W | 89° 57' 20" | 1.00000 | 271.48200 |
| 187 | S 89° 57' 20" E | 89° 57' 20" | 1.00000 | 271.48200 |
| 188 | S 75° 00' 00" E | 75° 00' 00" | 1.00000 | 271.48200 |
| 189 | S 60° 00' 00" E | 60° 00' 00" | 1.00000 | 271.48200 |
| 190 | S 45° 00' 00" E | 45° 00' 00" | 1.00000 | 271.48200 |
| 191 | S 30° 00' 00" E | 30° 00' 00" | 1.00000 | 271.48200 |
| 192 | S 15° 00' 00" E | 15° 00' 00" | 1.00000 | 271.48200 |
| 193 | S 00° 00' 00" E | 00° 00' 00" | 1.00000 | 271.48200 |
| 194 | N 15° 00' 00" E | 15° 00' 00" | 1.00000 | 271.48200 |
| 195 | N 30° 00' 00" E | 30° 00' 00" | 1.00000 | 271.48200 |
| 196 | N 45° 00' 00" E | 45° 00' 00" | 1.00000 | 271.48200 |
| 197 | N 60° 00' 00" E | 60° 00' 00" | 1.00000 | 271.48200 |
| 198 | N 75° 00' 00" E | 75° 00' 00" | 1.00000 | 271.48200 |
| 199 | N 89° 57' 20" E | 89° 57' 20" | 1.00000 | 271.48200 |
| 200 | S 89° 57' 20" W | 89° 57' 20" | 1.00000 | 271.48200 |
| 201 | S 75° 00' 00" W | 75° 00' 00" | 1.00000 | 271.48200 |
| 202 | S 60° 00' 00" W | 60° 00' 00" | 1.00000 | 271.48200 |
| 203 | S 45° 00' 00" W | 45° 00' 00" | 1.00000 | 271.48200 |
| 204 | S 30° 00' 00" W | 30° 00' 00" | 1.00000 | 271.48200 |
| 205 | S 15° 00' 00" W | 15° 00' 00" | 1.00000 | 271.48200 |
| 206 | S 00° 00' 00" W | 00° 00' 00" | 1.00000 | 271.48200 |
| 207 | N 15° 00' 00" W | 15° 00' 00" | 1.00000 | 271.48200 |
| 208 | N 30° 00' 00" W | 30° 00' 00" | 1.00000 | 271.48200 |
| 209 | N 45° 00' 00" W | 45° 00' 00" | 1.00000 | 271.48200 |
| 210 | N 60° 00' 00" W | 60° 00' 00" | 1.00000 | 271.48200 |
| 211 | N 75° 00' 00" W | 75° 00' 00" | 1.00000 | 271.48200 |
| 212 | N 89° 57' 20" W | 89° 57' 20" | 1.00000 | 271.48200 |

**PLAT OF THE
GRANT TO THE
SAN MATEO COUNTY HARBOR DISTRICT
CHAPTER 83, STATUTES OF 1960
VICINITY OF HALF MOON BAY
SAN MATEO COUNTY, CALIFORNIA**

SCALE: 1" = 200 FEET

STATE LANDS COMMISSION
STATE LANDS DIVISION



NOTE

Bearings, distances and coordinates shown on this plat were obtained by the following methods: The bearings and distances were obtained by the use of a transit and stadia survey or by right-angled second order triangulation of the State Lands Division. The distances were obtained by a combination of the above methods. The corresponding graphic distance is obtained by multiplying the grid distance by 0.999995. All station measurements are adjusted as such on this plat. The Ordinary High Water Mark is depicted as an arbitrary line 1.65 feet above low-tide datum of 1929 of the U.S. Coast and Geodetic Survey. Station 177 is the intersection of the ordinary high water mark with the Grant Boundary, 1951-1952. All station measurements are adjusted as such on this plat.

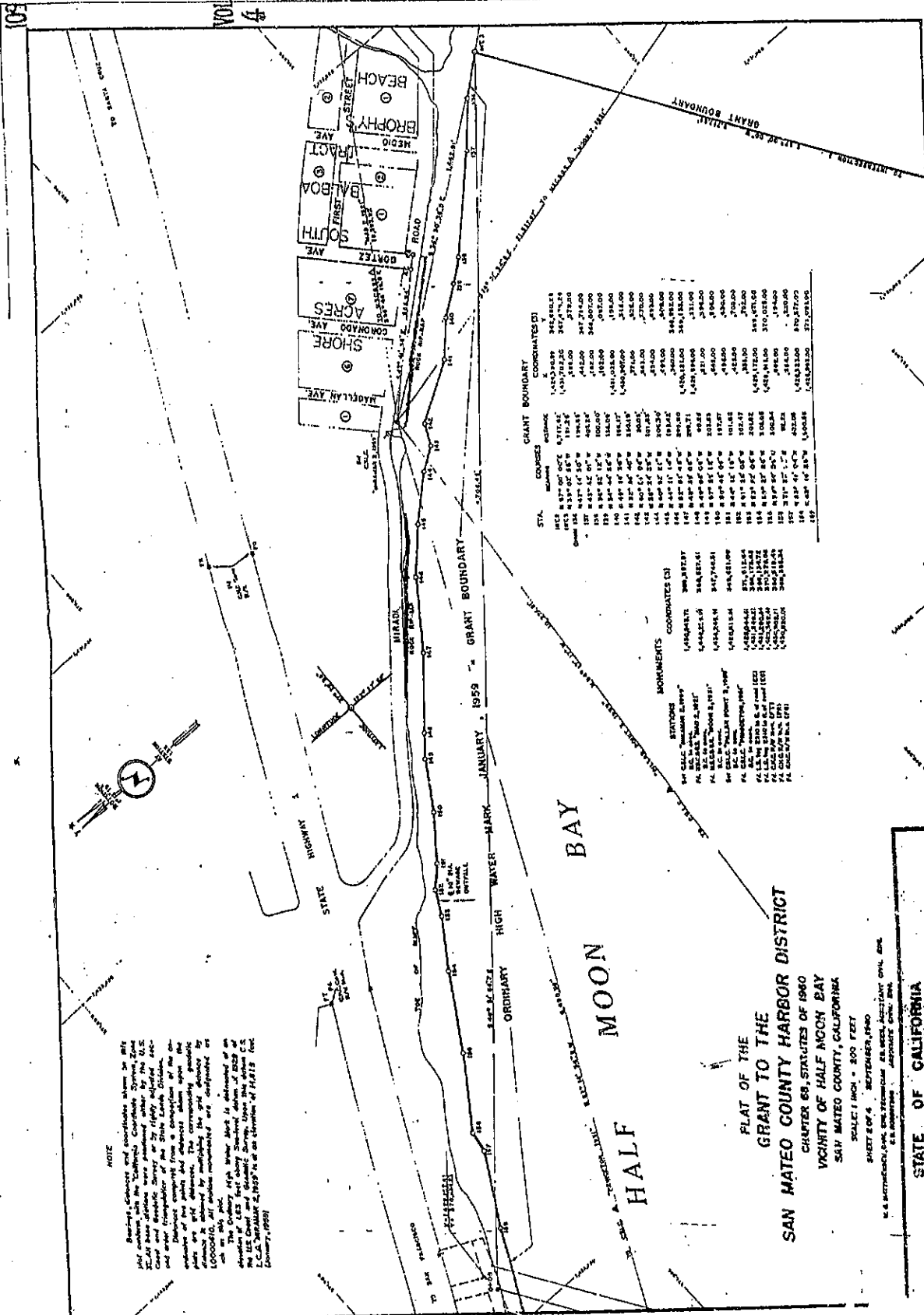
FILE NO. 28751 T.
 FILED FOR RECORD AT THE REQUEST OF THE STATE LANDS COMMISSION
 THIS 13TH DAY OF MARCH 1961 AT 2:00 MIN. PAST 11 A.M. IN VOLUME 4
 SAN MATEO COUNTY RECORDS
 WITH FORSTE COUNTY RECORDER
 BY *Charles S. ...*
 ASST. COUNTY RECORDER.

PLAT OF THE
**GRANT TO THE
 SAN MATEO COUNTY HARBOR DISTRICT**
 CHAPTER 68, STATUTES OF 1960
 VICINITY OF HALF MOON BAY
 SAN MATEO COUNTY, CALIFORNIA
 SCALE: 1 INCH = 200 FEET
 SHEET 3 OF 4 SEPTEMBER, 1960
 R. S. WITTMER, COUNTY ENGINEER, SAN MATEO COUNTY, CALIFORNIA

STATE OF CALIFORNIA
 STATE LANDS COMMISSION STATE LANDS DIVISION

| STA. | ORDINARY HIGH WATER MARK, JANUARY, 1959 | GRANT BOUNDARY | COORDINATES (U.S.) |
|------|---|----------------|--------------------|
| 174 | 8 19' 47" 00" N | 14,028,400 | 370,150.00 |
| 175 | 8 20' 12" 00" N | 14,028,400 | 370,175.00 |
| 176 | 8 20' 45" 00" N | 14,028,400 | 370,200.00 |
| 177 | 8 21' 15" 00" N | 14,028,400 | 370,225.00 |
| 178 | 8 21' 45" 00" N | 14,028,400 | 370,250.00 |
| 179 | 8 22' 15" 00" N | 14,028,400 | 370,275.00 |
| 180 | 8 22' 45" 00" N | 14,028,400 | 370,300.00 |
| 181 | 8 23' 15" 00" N | 14,028,400 | 370,325.00 |
| 182 | 8 23' 45" 00" N | 14,028,400 | 370,350.00 |
| 183 | 8 24' 15" 00" N | 14,028,400 | 370,375.00 |
| 184 | 8 24' 45" 00" N | 14,028,400 | 370,400.00 |
| 185 | 8 25' 15" 00" N | 14,028,400 | 370,425.00 |
| 186 | 8 25' 45" 00" N | 14,028,400 | 370,450.00 |
| 187 | 8 26' 15" 00" N | 14,028,400 | 370,475.00 |
| 188 | 8 26' 45" 00" N | 14,028,400 | 370,500.00 |
| 189 | 8 27' 15" 00" N | 14,028,400 | 370,525.00 |
| 190 | 8 27' 45" 00" N | 14,028,400 | 370,550.00 |
| 191 | 8 28' 15" 00" N | 14,028,400 | 370,575.00 |
| 192 | 8 28' 45" 00" N | 14,028,400 | 370,600.00 |
| 193 | 8 29' 15" 00" N | 14,028,400 | 370,625.00 |
| 194 | 8 29' 45" 00" N | 14,028,400 | 370,650.00 |
| 195 | 8 30' 15" 00" N | 14,028,400 | 370,675.00 |
| 196 | 8 30' 45" 00" N | 14,028,400 | 370,700.00 |
| 197 | 8 31' 15" 00" N | 14,028,400 | 370,725.00 |
| 198 | 8 31' 45" 00" N | 14,028,400 | 370,750.00 |
| 199 | 8 32' 15" 00" N | 14,028,400 | 370,775.00 |
| 200 | 8 32' 45" 00" N | 14,028,400 | 370,800.00 |
| 201 | 8 33' 15" 00" N | 14,028,400 | 370,825.00 |
| 202 | 8 33' 45" 00" N | 14,028,400 | 370,850.00 |
| 203 | 8 34' 15" 00" N | 14,028,400 | 370,875.00 |
| 204 | 8 34' 45" 00" N | 14,028,400 | 370,900.00 |
| 205 | 8 35' 15" 00" N | 14,028,400 | 370,925.00 |
| 206 | 8 35' 45" 00" N | 14,028,400 | 370,950.00 |
| 207 | 8 36' 15" 00" N | 14,028,400 | 370,975.00 |
| 208 | 8 36' 45" 00" N | 14,028,400 | 371,000.00 |
| 209 | 8 37' 15" 00" N | 14,028,400 | 371,025.00 |
| 210 | 8 37' 45" 00" N | 14,028,400 | 371,050.00 |
| 211 | 8 38' 15" 00" N | 14,028,400 | 371,075.00 |
| 212 | 8 38' 45" 00" N | 14,028,400 | 371,100.00 |
| 213 | 8 39' 15" 00" N | 14,028,400 | 371,125.00 |
| 214 | 8 39' 45" 00" N | 14,028,400 | 371,150.00 |
| 215 | 8 40' 15" 00" N | 14,028,400 | 371,175.00 |
| 216 | 8 40' 45" 00" N | 14,028,400 | 371,200.00 |
| 217 | 8 41' 15" 00" N | 14,028,400 | 371,225.00 |
| 218 | 8 41' 45" 00" N | 14,028,400 | 371,250.00 |
| 219 | 8 42' 15" 00" N | 14,028,400 | 371,275.00 |
| 220 | 8 42' 45" 00" N | 14,028,400 | 371,300.00 |
| 221 | 8 43' 15" 00" N | 14,028,400 | 371,325.00 |
| 222 | 8 43' 45" 00" N | 14,028,400 | 371,350.00 |
| 223 | 8 44' 15" 00" N | 14,028,400 | 371,375.00 |
| 224 | 8 44' 45" 00" N | 14,028,400 | 371,400.00 |
| 225 | 8 45' 15" 00" N | 14,028,400 | 371,425.00 |
| 226 | 8 45' 45" 00" N | 14,028,400 | 371,450.00 |
| 227 | 8 46' 15" 00" N | 14,028,400 | 371,475.00 |
| 228 | 8 46' 45" 00" N | 14,028,400 | 371,500.00 |
| 229 | 8 47' 15" 00" N | 14,028,400 | 371,525.00 |
| 230 | 8 47' 45" 00" N | 14,028,400 | 371,550.00 |
| 231 | 8 48' 15" 00" N | 14,028,400 | 371,575.00 |
| 232 | 8 48' 45" 00" N | 14,028,400 | 371,600.00 |
| 233 | 8 49' 15" 00" N | 14,028,400 | 371,625.00 |
| 234 | 8 49' 45" 00" N | 14,028,400 | 371,650.00 |
| 235 | 8 50' 15" 00" N | 14,028,400 | 371,675.00 |
| 236 | 8 50' 45" 00" N | 14,028,400 | 371,700.00 |
| 237 | 8 51' 15" 00" N | 14,028,400 | 371,725.00 |
| 238 | 8 51' 45" 00" N | 14,028,400 | 371,750.00 |
| 239 | 8 52' 15" 00" N | 14,028,400 | 371,775.00 |
| 240 | 8 52' 45" 00" N | 14,028,400 | 371,800.00 |
| 241 | 8 53' 15" 00" N | 14,028,400 | 371,825.00 |
| 242 | 8 53' 45" 00" N | 14,028,400 | 371,850.00 |
| 243 | 8 54' 15" 00" N | 14,028,400 | 371,875.00 |
| 244 | 8 54' 45" 00" N | 14,028,400 | 371,900.00 |
| 245 | 8 55' 15" 00" N | 14,028,400 | 371,925.00 |
| 246 | 8 55' 45" 00" N | 14,028,400 | 371,950.00 |
| 247 | 8 56' 15" 00" N | 14,028,400 | 371,975.00 |
| 248 | 8 56' 45" 00" N | 14,028,400 | 372,000.00 |
| 249 | 8 57' 15" 00" N | 14,028,400 | 372,025.00 |
| 250 | 8 57' 45" 00" N | 14,028,400 | 372,050.00 |
| 251 | 8 58' 15" 00" N | 14,028,400 | 372,075.00 |
| 252 | 8 58' 45" 00" N | 14,028,400 | 372,100.00 |
| 253 | 8 59' 15" 00" N | 14,028,400 | 372,125.00 |
| 254 | 8 59' 45" 00" N | 14,028,400 | 372,150.00 |
| 255 | 8 59' 45" 00" N | 14,028,400 | 372,150.00 |

NOTE
 Bearings, distances and coordinates shown on this plat conform with the California Coordinate System, Zone 10N. All bearings are given in degrees, minutes and seconds and all distances are in feet. The coordinates are given in feet. The datum is the North American Datum of 1983. The U.S. Coast and Geodetic Survey, Open File Report L.C.S. 81-10, dated 11/15/81, is the authority for the datum. The U.S. Coast and Geodetic Survey, Open File Report L.C.S. 81-10, dated 11/15/81, is the authority for the datum. The U.S. Coast and Geodetic Survey, Open File Report L.C.S. 81-10, dated 11/15/81, is the authority for the datum.



| STA. | COURSES | COORDINATES (X) | COORDINATES (Y) |
|------|---------|-----------------|-----------------|
| 101 | 101-102 | 4112.00 | 4112.00 |
| 102 | 102-103 | 4112.00 | 4112.00 |
| 103 | 103-104 | 4112.00 | 4112.00 |
| 104 | 104-105 | 4112.00 | 4112.00 |
| 105 | 105-106 | 4112.00 | 4112.00 |
| 106 | 106-107 | 4112.00 | 4112.00 |
| 107 | 107-108 | 4112.00 | 4112.00 |
| 108 | 108-109 | 4112.00 | 4112.00 |
| 109 | 109-110 | 4112.00 | 4112.00 |
| 110 | 110-111 | 4112.00 | 4112.00 |
| 111 | 111-112 | 4112.00 | 4112.00 |
| 112 | 112-113 | 4112.00 | 4112.00 |
| 113 | 113-114 | 4112.00 | 4112.00 |
| 114 | 114-115 | 4112.00 | 4112.00 |
| 115 | 115-116 | 4112.00 | 4112.00 |
| 116 | 116-117 | 4112.00 | 4112.00 |
| 117 | 117-118 | 4112.00 | 4112.00 |
| 118 | 118-119 | 4112.00 | 4112.00 |
| 119 | 119-120 | 4112.00 | 4112.00 |
| 120 | 120-121 | 4112.00 | 4112.00 |
| 121 | 121-122 | 4112.00 | 4112.00 |
| 122 | 122-123 | 4112.00 | 4112.00 |
| 123 | 123-124 | 4112.00 | 4112.00 |
| 124 | 124-125 | 4112.00 | 4112.00 |
| 125 | 125-126 | 4112.00 | 4112.00 |
| 126 | 126-127 | 4112.00 | 4112.00 |
| 127 | 127-128 | 4112.00 | 4112.00 |
| 128 | 128-129 | 4112.00 | 4112.00 |
| 129 | 129-130 | 4112.00 | 4112.00 |
| 130 | 130-131 | 4112.00 | 4112.00 |
| 131 | 131-132 | 4112.00 | 4112.00 |
| 132 | 132-133 | 4112.00 | 4112.00 |
| 133 | 133-134 | 4112.00 | 4112.00 |
| 134 | 134-135 | 4112.00 | 4112.00 |
| 135 | 135-136 | 4112.00 | 4112.00 |
| 136 | 136-137 | 4112.00 | 4112.00 |
| 137 | 137-138 | 4112.00 | 4112.00 |
| 138 | 138-139 | 4112.00 | 4112.00 |
| 139 | 139-140 | 4112.00 | 4112.00 |
| 140 | 140-141 | 4112.00 | 4112.00 |
| 141 | 141-142 | 4112.00 | 4112.00 |
| 142 | 142-143 | 4112.00 | 4112.00 |
| 143 | 143-144 | 4112.00 | 4112.00 |
| 144 | 144-145 | 4112.00 | 4112.00 |
| 145 | 145-146 | 4112.00 | 4112.00 |
| 146 | 146-147 | 4112.00 | 4112.00 |
| 147 | 147-148 | 4112.00 | 4112.00 |
| 148 | 148-149 | 4112.00 | 4112.00 |
| 149 | 149-150 | 4112.00 | 4112.00 |
| 150 | 150-151 | 4112.00 | 4112.00 |
| 151 | 151-152 | 4112.00 | 4112.00 |
| 152 | 152-153 | 4112.00 | 4112.00 |
| 153 | 153-154 | 4112.00 | 4112.00 |
| 154 | 154-155 | 4112.00 | 4112.00 |
| 155 | 155-156 | 4112.00 | 4112.00 |
| 156 | 156-157 | 4112.00 | 4112.00 |
| 157 | 157-158 | 4112.00 | 4112.00 |
| 158 | 158-159 | 4112.00 | 4112.00 |
| 159 | 159-160 | 4112.00 | 4112.00 |
| 160 | 160-161 | 4112.00 | 4112.00 |
| 161 | 161-162 | 4112.00 | 4112.00 |
| 162 | 162-163 | 4112.00 | 4112.00 |
| 163 | 163-164 | 4112.00 | 4112.00 |
| 164 | 164-165 | 4112.00 | 4112.00 |
| 165 | 165-166 | 4112.00 | 4112.00 |
| 166 | 166-167 | 4112.00 | 4112.00 |
| 167 | 167-168 | 4112.00 | 4112.00 |
| 168 | 168-169 | 4112.00 | 4112.00 |
| 169 | 169-170 | 4112.00 | 4112.00 |
| 170 | 170-171 | 4112.00 | 4112.00 |
| 171 | 171-172 | 4112.00 | 4112.00 |
| 172 | 172-173 | 4112.00 | 4112.00 |
| 173 | 173-174 | 4112.00 | 4112.00 |
| 174 | 174-175 | 4112.00 | 4112.00 |
| 175 | 175-176 | 4112.00 | 4112.00 |
| 176 | 176-177 | 4112.00 | 4112.00 |
| 177 | 177-178 | 4112.00 | 4112.00 |
| 178 | 178-179 | 4112.00 | 4112.00 |
| 179 | 179-180 | 4112.00 | 4112.00 |
| 180 | 180-181 | 4112.00 | 4112.00 |
| 181 | 181-182 | 4112.00 | 4112.00 |
| 182 | 182-183 | 4112.00 | 4112.00 |
| 183 | 183-184 | 4112.00 | 4112.00 |
| 184 | 184-185 | 4112.00 | 4112.00 |
| 185 | 185-186 | 4112.00 | 4112.00 |
| 186 | 186-187 | 4112.00 | 4112.00 |
| 187 | 187-188 | 4112.00 | 4112.00 |
| 188 | 188-189 | 4112.00 | 4112.00 |
| 189 | 189-190 | 4112.00 | 4112.00 |
| 190 | 190-191 | 4112.00 | 4112.00 |
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October 15, 2013

Local Agency Formation Commission
4554 County Center, 2nd Floor
Redwood City, CA 94063
ATTN: Martha Poyatos, Executive Officer

RE: Comments on Proposed Reorganization of Granada Sanitary District

To whom it may concern:

I am writing you on behalf of the San Mateo County Resource Conservation District (RCD) regarding the proposed reorganization of Granada Sanitary District (GSD) into Granada Community Services District to provide parks and recreation services in El Granada, Princeton, and Miramar pursuant to the discussion on this topic at the August 15, 2013 meeting of the RCD Board of Directors with Martha Poyatos (LAFCO), Leonard Woren (GSD), Gael Erickson (GSD), and Lisa Ketcham (Midcoast Community Council) in attendance.

Division 9 of the California Public Resource Code authorizes resource conservation districts to be formed for the purpose of addressing local resource conservation needs "to secure the adoption of conservation practices including but not limited to farm, range, open space, urban development, wildlife, recreation, watershed, water quality, and woodland, best adapted to save the basic resources, soil, water, and air of the state from unreasonable and economically preventable waste and destruction." The districts are authorized to work with the consent of the owner of public or private lands to conduct work for watershed restoration and enhancement and are enabled to conduct operations on public lands with the cooperation of the agency administering and having jurisdiction thereof.

San Mateo County's RCD was formed in 1939, the first of 99 that now provide comprehensive resource conservation services on public and private lands across the state. The RCD's boundaries include approximately 245 square miles generally in the western half of the county from the San Francisco-San Mateo County boundary to the Santa Cruz-San Mateo County boundary. The RCD collaborates with landowners and managers, technical advisors, area jurisdictions, government agencies, and others to protect, conserve and restore natural resources in coastal San Mateo County and includes all watersheds draining into the Monterey Bay National Marine Sanctuary.

Recognizing LAFCo's jurisdiction over the boundaries and organization of special districts and pursuant to the discussion with GSD representatives at the August meeting of the RCD Board of Directors, the RCD would like to offer three primary comments on GSD's proposal for reorganization:

1. There is no apparent plan or budget for resource management or conservation practices outside of standard maintenance activities. Resource management may be necessary or desirable to protect or enhance ecosystem function and wildlife habitat, reduce erosion, manage stormwater and runoff, protect or enhance water quality, minimize the risk of catastrophic fire,

plan for and adapt to climate change, and otherwise protect or improve soil, water, air, wildlife, and other watershed resources. It should also be noted that the potential addition of recreational trails and the impacts of recreational use may require mitigation to protect and enhance habitats and other valuable natural resources.

2. As the special district in this geographic area with expertise and responsibilities for resource conservation and a staff of resource professionals on hand, we recommend that GSD enter into a Memorandum of Understanding with the RCD to contract with the RCD to collaboratively identify and develop beneficial projects on lands (trails, parks, etc.) acquired or operated by GSD and to contract with the RCD to conduct resource management work in an ongoing fashion. We recommend that such an MOU be a LAFCo condition of approval if the reorganization is approved.
3. We further recommend that GSD enter into an MOU with the RCD to offset any financial impacts to the RCD from reductions in property taxes due to GSD acquisitions or activities, and that this be a LAFCo condition of approval if the reorganization is approved. The RCD was formed prior to implementation of Proposition 13 and receives approximately 0.0475 of the 1% property tax, \$58,717 in the 2012/2013 fiscal year. Any lands that are eligible for reduced or lowered property taxes further erode this limited operating base.

The RCD accomplishes all of its resource protection work in partnership with others. We appreciate the productive partnership we have had with GSD over the years and look forward to expanding that collaboration as GSD pursues reorganization.

Sincerely,



Kellyx Nelson
Executive Director

Cc: Chuck Duffy, Granada Sanitary District
Leonard Woren, Granada Sanitary District
Lisa Ketcham, Midcoast Community Council
Supervisor Don Horsley, San Mateo County



The Burnham Strip Committee

of Midcoast Park Lands

P.O. Box 1754 El Granada, CA 94018

Our mission is to help preserve the historic Burnham Strip in El Granada as a community park and open space for present and future generations.

November 11, 2013

Ms. Martha Poyatos
Executive Officer
San Mateo County LAFCo
455 County Center -2nd Floor
Redwood City, CA 94063-1663

Re: Support for Granada Sanitary District Application for Reorganization to a Community Services District

Dear Ms. Poyatos and Honorable Commissioners:

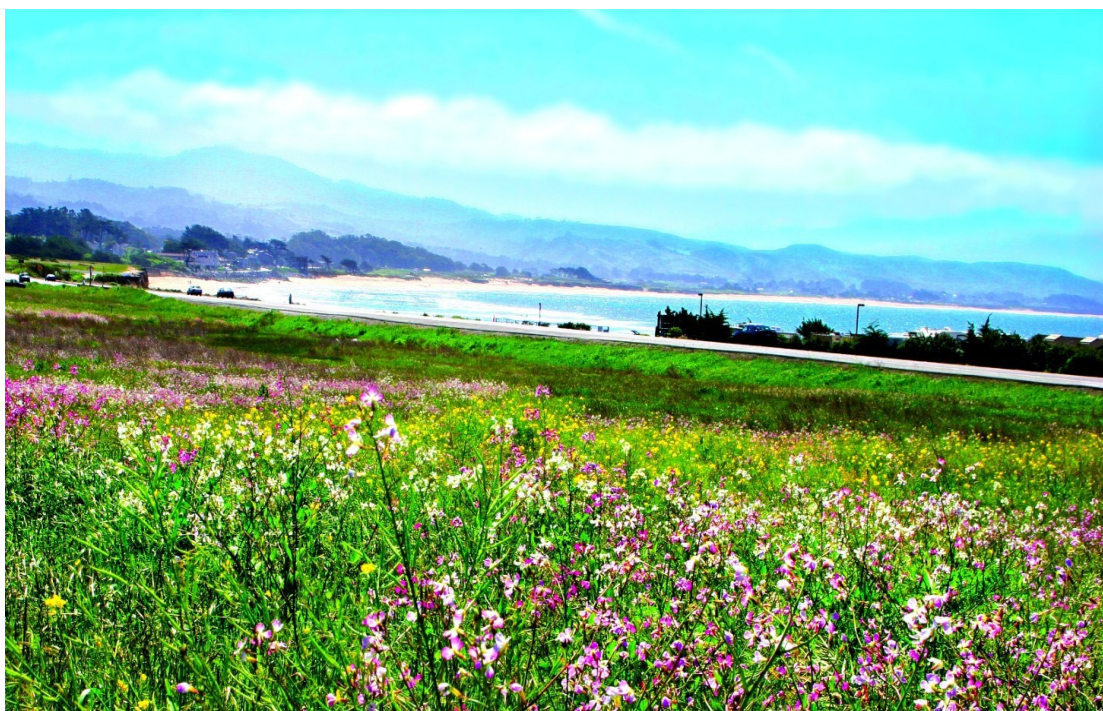
The Burnham Strip Committee strongly supports the reorganization of the Granada Sanitary District (GSD) into a Community Services District (CSD) and urges LAFCo to approve sending the proposal to a public vote.

Our Community Plan of 1978, as approved by the San Mateo County Board of Supervisors, reflects the vision of Granada as originally designed includes numerous community parks.

We believe the reorganization of GSD to a CSD is the only logical and is the least expensive means of finally gaining the parks and recreational services necessary for a thriving, happy, healthy community. This is not a luxury, it is an urgent need and is long overdue.

Thank you for your careful consideration.
Sincerely,

Leni Schultz and Fran Pollard, Co Chairs Burnham Strip Committee





Midcoast Park Lands
PO Box 1754
El Granada CA 94018

Board of Directors

Jim Blanchard
President

Len Erickson
*Vice President
Development/
Secretary*

Gael Erickson
Treasurer

Fran Pollard
MCC Appointee

Laura Stein
MCC Appointee

Marty Kingshill
*Park Projects
Director*

October 16, 2013

Ms. Martha Poyatos
Executive Officer
San Mateo County LAFCO
455 County Center – 2nd Floor
Redwood City, CA 94063-1663

RE: Support for Granada Sanitary District Application for Park Powers as a
Community Services District

Dear Ms. Poyatos:

The Board of Directors of Midcoast Park Lands, which established Quarry Park, strongly supports the reorganization of the Granada Sanitary District into a Community Services District (CSD) with park and recreation powers. The County's Recreational Needs reports in 2002 and 2007 both concluded that the Midcoast lacks sufficient park and recreational services. The proposed CSD would provide an effective local resource for Midcoast parks and recreation. It would be able to work effectively with other parks and recreation providers and provide funding to support neighborhood parks development and recreation services.

We urge you support the reorganization of the Granada Sanitary District into a CSD. Thank you for your consideration.

Sincerely,

Len Erickson
Vice-President Development/Secretary



OpenSpace
Regional

Midpeninsula Regional Open Space District

GENERAL MANAGER
Stephen E. Abbors

BOARD OF DIRECTORS

Pete Siemens
Yoriko Kishimoto
Jed Cyr
Curt Ruffie
Nonette Hanko
Larry Hassett
Cedily Harris

July 1, 2013

Ms. Martha Poyatos
Executive Officer
San Mateo County LAFCO
455 County Center – 2nd Floor
Redwood City, CA 94063-1663

RE: Granada Sanitary District Application for Park Powers as a Community Services District

Dear Ms. Poyatos:

We wholly support the application from the Granada Sanitary District (GSD) to acquire Park Powers through a Community Services District. Numerous County studies have reported the need for additional parks and recreational facilities on the Coastside.

The Granada Sanitary District, as a local agency with an elected Board of Directors, can help fulfill that need. GSD already owns acres of land in the Burnham Strip and can coordinate efforts to restore and beautify traffic medians throughout El Granada.

Since the Coastside is a recreational area for the entire county, this will benefit all citizens of San Mateo County.

The MROSD understands, but would like to confirm and maintain and keep current our understanding, should this change, that the Granada Sanitary / Community Services District would not be adding any new taxes, charges or fees in association with this reorganization. According to the application, the plan is to re-direct the existing property tax monies currently going to the Granada Sanitary District for this newly expanded purpose. If there is any other additional proposal, e.g. competition for property taxes, in the longer-term plans, we would very much like to be apprised of that and involved in discussions of how that might play out.

Thank you for consulting with us on this. We look forward to working with you collaboratively on increasing the level of open space and recreational options available to the region. Please add our voice to other Districts and Agencies that support this application.

Sincerely,


Jed Cyr, President

Midpeninsula Regional Open Space District, Board of Directors

cc: MROSD Board of Directors
Stephen E. Abbors, General Manager



OpenSpace
Regional

Midpeninsula Regional Open Space District

GENERAL MANAGER
Stephen E. Abbors

BOARD OF DIRECTORS

Pete Siemens
Yoriko Kishimoto
Jed Cyr
Curt Ruffie
Nonette Hanko
Larry Hassett
Cedily Harris

July 1, 2013

Ms. Martha Poyatos
Executive Officer
San Mateo County LAFCO
455 County Center – 2nd Floor
Redwood City, CA 94063-1663

RE: Granada Sanitary District Application for Park Powers as a Community Services District

Dear Ms. Poyatos:

We wholly support the application from the Granada Sanitary District (GSD) to acquire Park Powers through a Community Services District. Numerous County studies have reported the need for additional parks and recreational facilities on the Coastside.

The Granada Sanitary District, as a local agency with an elected Board of Directors, can help fulfill that need. GSD already owns acres of land in the Burnham Strip and can coordinate efforts to restore and beautify traffic medians throughout El Granada.

Since the Coastside is a recreational area for the entire county, this will benefit all citizens of San Mateo County.

The MROSD understands, but would like to confirm and maintain and keep current our understanding, should this change, that the Granada Sanitary / Community Services District would not be adding any new taxes, charges or fees in association with this reorganization. According to the application, the plan is to re-direct the existing property tax monies currently going to the Granada Sanitary District for this newly expanded purpose. If there is any other additional proposal, e.g. competition for property taxes, in the longer-term plans, we would very much like to be apprised of that and involved in discussions of how that might play out.

Thank you for consulting with us on this. We look forward to working with you collaboratively on increasing the level of open space and recreational options available to the region. Please add our voice to other Districts and Agencies that support this application.

Sincerely,


Jed Cyr, President

Midpeninsula Regional Open Space District, Board of Directors

cc: MROSD Board of Directors
Stephen E. Abbors, General Manager

Midcoast Community Council

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

Laura Stein **Lisa Ketcham** **Bob Kline** **Len Erickson** **Dan Haggerty** **Bill Kehoe**
Chair Vice-Chair Secretary Treasurer

August 28, 2013

Ms. Martha Poyatos, Executive Officer
San Mateo County LAFCO
455 County Center – 2nd Floor
Redwood City, CA 94063-1663
(via email)

**Subject: Granada Sanitary District Application for Park Powers as
 Community Services District**

Dear Ms. Poyatos:

The Midcoast Community Council (MCC) wholly supports the application from the Granada Sanitary District (GSD) to acquire park powers through a Community Services District (CSD).

Numerous County studies have determined the need for community parks and recreational facilities on the Coastside. GSD, as a local agency with an elected Board of Directors, staff, and economic base, can help fill that need. Adding park and recreation powers to GSD aligns with LAFCO's stated goal of encouraging multi-purpose districts.

GSD already owns acres of land in the Burnham Strip and can coordinate efforts to restore and beautify traffic medians throughout El Granada. The CSD could partner with the County for additional services at Quarry Park and/or Mirada Surf. Potentially, the CSD might be able to assist with maintenance of the El Granada School playing field.

Please add the MCC to the other districts and agencies that support this application.

Sincerely,

s/Laura Stein, Chair
Midcoast Community Council



GRANADA SANITARY DISTRICT
OF SAN MATEO COUNTY

Board of Directors
Leonard Woran, President
Matthew Clark, Vice-President
Ric Lohmann, Secretary
Gael Erickson, Treasurer
Jim Blanchard, Board Member

October 18, 2013

Martha Poyatos, Executive Officer
Local Agency Formation Commission
455 County Center, 2nd Floor
Redwood City, CA 94063-1663
mpoyatos@smcgov.org

**Re: San Mateo County Harbor District Comments regarding LAFCo File
13-05: Application for Reorganization of Granada Sanitary District**

Dear Ms. Poyatos:

This letter is written in regard to the May 14, 2013 letter from the San Mateo County Harbor District (Harbor District) regarding the above-referenced application to LAFCo. The crux of the Harbor District's letter is to request that the boundary of the proposed Granada Community Services District be redrawn to exclude all Harbor District lands. For the reasons outlined below, we do not believe that a change to the proposed boundary is either necessary or appropriate in this instance.

While it is true that the boundary of the newly formed GCSD would include Harbor District lands (as does the existing Granada Sanitary District (GSD) boundary), the types of services provided by the newly formed district would be *qualitatively* different from those provided by the Harbor District. As set forth in the Application to LAFCo, the proposed GCSD will continue the sewage and garbage disposal services and will additionally provide parks and recreation services within the newly formed District's boundaries. By contrast, the central mission of the Harbor District is to "assure that the public is provided with clean, safe, well-managed, financially sound and environmentally pleasant marinas." While the Harbor District's charge includes the provision of shoreline access and trails, such amenities are not the same as community parks and other such recreational opportunities.

To be clear, GSD has no intention of "competing" with the Harbor District to provide park and recreation services with the Harbor District. If anything, the newly formed GCSD would welcome the opportunity to collaborate with the Harbor District to "enhance coastal access, recreation, research, and education

opportunities, and “support and expand coastal-dependent and coastal-related uses” as outlined in the County’s Plan Princeton study.

Thank you for your consideration of these comments.

Sincerely,

Granada Sanitary District



Chuck Duffy, General Manager



GRANADA SANITARY DISTRICT
OF SAN MATEO COUNTY

Board of Directors
Leonard Woren, President
Matthew Clark, Vice-President
Ric Lohman, Secretary
Gael Erickson, Treasurer
Jim Blanchard, Board Member

October 18, 2013

Martha Poyatos, Executive Officer
Local Agency Formation Commission
455 County Center, 2nd Floor
Redwood City, CA 94063-1663
mpoyatos@smcgov.org

Re: Application for Reorganization of Granada Sanitary District into Community Services District in order to add service of park and recreation – Request for Finding of Complete Application Filing

Dear Ms. Poyatos:

This letter is written in response to your May 17, 2013 Notice of Incomplete Filing (Notice) regarding the Application for Reorganization of Granada Sanitary District into Community Services District in order to add service of park and recreation (Application). The Notice indicated that the Application was in the proper form prescribed by LAFCo, and contained all information requested and required by LAFCo and State law, but that “additional time was required in order for affected agencies, organizations and individuals to provide comment and input necessary for preparation of the Executive Officer’s Report.” Based on the evidence and information outlined herein, GSD believes that there has been sufficient input by affected agencies, organizations and individuals for the EO Report. Accordingly, GSD requests that the Application be deemed complete, that LAFCo issue a Certificate of Filing, and the matter be set for consideration at the LAFCo November meeting.

Completed Public Outreach

The Proposed Reorganization Project was agendized and discussed at the following public meetings:

- County Parks and Recreation Committee, June 6, 2013
- HMB Parks Commission, August 28, 2013
- Midcoast Community Council, August 28, 2013
- Cabrillo Unified School District, September 12, 2013

In additional, District staff has informally contacted and sought input from the following public agencies and groups:

- County of San Mateo
- County of San Mateo Agricultural Advisory Committee
- County Farm Bureau¹
- City of Half Moon Bay
- Montara Water & Sanitary District
- Midcoast Park Lands
- Coastside Land Trust
- Midpeninsula Regional Open Space District
- Highland Recreation District
- Golden Gate National Recreational Area
- Cabrillo Unified School District
- San Mateo County Resource Conservation District
- Half Moon Bay Fire Protection District
- Half Moon Bay AYSO
- Half Moon Bay Little League
- HMB City Council October 15, 2013
- County Agricultural Advisory Committee Meeting, October 15, 2013
- GSD Special "Town Hall Meeting" at El Granada Elementary School, October 17, 2013 (See, *Exhibit A*, Community mailer)

Support Letters for Reorganization Project

Attached are letters of Support for the proposed reorganization Project:

- Letter from County Parks Commission, June 11, 2013 (*Exhibit B*)
- Letter from Midpeninsula Regional Open Space District General Manager, June 6, 2013 (*Exhibit C*)
- Letter from Midpeninsula Regional Open Space District Board of Directors, July 1, 2013 (*Exhibit D*)
- Letter from Midcoast Community Council, August 28, 2013 (*Exhibit E*)
- Letter from Highland Recreation District, September 10, 2013 (*Exhibit F*)
- Letter from Coastside Land Trust, September 11, 2013 (*Exhibit G*)
- Letter from Midcoast Park Lands, October 16, 2013 (*Exhibit H*)

¹ Although not finalized, the District is currently working with the Farm Bureau and AAC on a draft Memorandum of Understanding which includes a provision that the Farm Bureau requests that LAFCo approve the District's application for Reorganization enabling the provision of parks and recreation services.

Thank you for your consideration.

Sincerely,

Granada Sanitary District



Chuck Duffy, General Manager

EXHIBIT A

A photograph of a swing set in a wooded area. The swing seat is a black tire hanging from a chain. The ground is covered with brown leaves and dirt. The trees are tall and thin, with some bare branches. The text "Local PARKS?" is overlaid in white on the top half of the image.

Local PARKS?

**Provide your input on
OCTOBER 17th, 2013**



What kind of parks?
Located where?
Median strips?



On October 17, 2013 at 7:30 p.m., the Granada Sanitary District will hold a Town Hall Meeting in the multi-purpose room at El Granada Elementary School, 400 Santiago, El Granada for its Regular Board of Directors Meeting. The Board will hold a discussion and take public input regarding potential reorganization of the District into a Community Services District with park and recreation powers.

This is a public meeting where you will have the opportunity to voice your opinion on the future of parks in our area. Please participate on Thursday, Oct. 17th 2013. For more information, please call the Granada Sanitary District Office at (650) 726-7093.



Resident name

Address number and street
El Granada, CA 94018

EXHIBIT B

COUNTY OF SAN MATEO



BOARD OF SUPERVISORS
DAVE PINE
CAROLE GROOM
DON HORSLEY
WARREN SLOCUM
ADRIENNE J. TISSIER

Department of Parks

JIM NANTELL
INTERIM DIRECTOR

355 COUNTY CENTER, 5TH FLOOR • REDWOOD CITY • CALIFORNIA 94063-1865 • PHONE (650) 363-4020 • FAX (650) 398-1721

June 11, 2013

Martha Poyatos, Executive Officer
San Mateo Local Agency Formation Commission
400 County Center
Redwood City, CA 94063

Dear Ms. Poyatos:

The San Mateo County Parks and Recreation Commission, at its regular meeting of June 6, 2013, considered the Granada Sanitary District's (GSD) proposal to become a Community Services District to provide park and recreation services in their service area as requested by your agency.

The Commission received public comment from the following speakers, all of whom expressed support for the GSD proposal.

- Leonard Woren, GSD Board
- Mike Ferreira, Sierra Club, Loma Prieta Chapter
- Lennie Roberts, Committee for Green Foothills
- Fran Pollard, El Granada

Individual Commissioner comments included:

- Need to consider needs of all midcoast visitors and not only GSD rate payers
- Potential loss of regional park services oversight and provision

The Commission by unanimous vote directed staff to transmit the following comments to LAFCo regarding GSD's proposal.

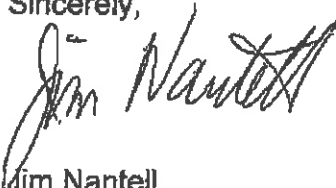
We applaud the Granada Sanitary District's proposal to use property tax revenues to respond to unmet midcoast parks and recreational needs. As proposed, the service area will not include the whole midcoast area and therefore will not be able to address all the needs noted in the Midcoast Parks and Recreation Needs Assessment. Approval of the proposal before LAFCO could be seen as a first phase towards addressing those needs; however, it should be considered in light of a long term vision relative to the most efficient approach to meeting the needs for the complete midcoast area.

June 11, 2013
SMC PRC
Comments GSD Proposal
Page 2 of 2

In order to address the midcoast park and recreational needs as efficiently as possible, some consideration should be given to expanding the service area for the parks and recreation services to include more or all of the midcoast or, at minimum, encourage the Granada Sanitary District to partner with other midcoast existing jurisdictions in the provision of these services.

On behalf of the Commission, Parks staff thanks San Mateo LAFCo for the opportunity to comment on GSD's proposal.

Sincerely,



Jim Nantell
Interim Parks Director

cc: Parks and Recreation Commission
Gary Lockman, Parks Superintendent
Sam Herzberg, Senior Planner



Midpeninsula Regional Open Space District

GENERAL MANAGER
Stephen E. Abbors

BOARD OF DIRECTORS
Pete Siemens
Yoriko Kishimoto
Jed Cyr
Curt Riffle
Nonette Hanko
Larry Hassett
Cecily Harris

6 June 2013

Ms. Martha Poyatos
Executive Officer
San Mateo County LAFCO
455 County Center -- 2nd Floor
Redwood City, CA 94063-1663

RE: Granada Sanitary District Application for Park Powers as a Community Services District

Dear Ms. Poyatos:

We wholly support the application from the Granada Sanitary District (GSD) to acquire Park Powers through a Community Services District. Numerous County studies have reported the need for additional parks and recreational facilities on the Coastsides.

The Granada Sanitary District, as a local agency with an elected Board of Directors, can help fulfill that need. GSD already owns acres of land in the Burnham Strip and can coordinate efforts to restore and beautify traffic medians throughout El Granada.

Since the Coastsides is a recreational area for the entire county, this will benefit all citizens of San Mateo County.

The MROSD understands, but would like to confirm and maintain and keep current our understanding, should this change, that the Granada Sanitary / Community Services District would not be adding any new taxes, charges or fees in association with this reorganization. According to the application, the plan is to re-direct the existing property tax monies currently going to the Granada Sanitary District for this newly expanded purpose. If there is any other additional proposal, e.g. competition for property taxes, in the longer-term plans, we would very much like to be apprised of that and involved in discussions of how that might play out.

Thank you for consulting with us on this. We look forward to working with you collaboratively on increasing the level of open space and recreational options available to the region. Please add our voice to other Districts and Agencies that support this application.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen E. Abbors".

Stephen E. Abbors, General Manager

cc: MROSD Board of Directors



Midpeninsula Regional Open Space District

GENERAL MANAGER
Stephen E. Abbors

BOARD OF DIRECTORS
Pete Siemens
Yoriko Kishimoto
Jed Cyr
Curt Riffle
Nonette Hanko
Larry Hassett
Cecily Harris

July 1, 2013

Ms. Martha Poyatos
Executive Officer
San Mateo County LAFCO
455 County Center – 2nd Floor
Redwood City, CA 94063-1663

RE: Granada Sanitary District Application for Park Powers as a Community Services District

Dear Ms. Poyatos:

We wholly support the application from the Granada Sanitary District (GSD) to acquire Park Powers through a Community Services District. Numerous County studies have reported the need for additional parks and recreational facilities on the Coastsides.

The Granada Sanitary District, as a local agency with an elected Board of Directors, can help fulfill that need. GSD already owns acres of land in the Burnham Strip and can coordinate efforts to restore and beautify traffic medians throughout El Granada.

Since the Coastsides is a recreational area for the entire county, this will benefit all citizens of San Mateo County.

The MROSD understands, but would like to confirm and maintain and keep current our understanding, should this change, that the Granada Sanitary / Community Services District would not be adding any new taxes, charges or fees in association with this reorganization. According to the application, the plan is to re-direct the existing property tax monies currently going to the Granada Sanitary District for this newly expanded purpose. If there is any other additional proposal, e.g. competition for property taxes, in the longer-term plans, we would very much like to be apprised of that and involved in discussions of how that might play out.

Thank you for consulting with us on this. We look forward to working with you collaboratively on increasing the level of open space and recreational options available to the region. Please add our voice to other Districts and Agencies that support this application.

Sincerely,

A handwritten signature in black ink that reads "Jed Cyr".

Jed Cyr, President

Midpeninsula Regional Open Space District, Board of Directors

cc: MROSD Board of Directors
Stephen E. Abbors, General Manager

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*

Laura Stein
Chair

Lisa Ketcham
Vice-Chair

Bob Kline
Secretary

Len Erickson
Treasurer

Dan Haggerty

Bill Kehoe

August 28, 2013

Ms. Martha Poyatos, Executive Officer
San Mateo County LAFCO
455 County Center – 2nd Floor
Redwood City, CA 94063-1663
(via email)

**Subject: Granada Sanitary District Application for Park Powers as
Community Services District**

Dear Ms. Poyatos:

The Midcoast Community Council (MCC) wholly supports the application from the Granada Sanitary District (GSD) to acquire park powers through a Community Services District (CSD).

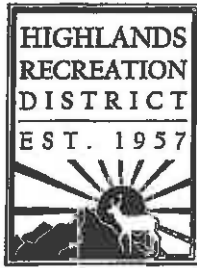
Numerous County studies have determined the need for community parks and recreational facilities on the Coastsides. GSD, as a local agency with an elected Board of Directors, staff, and economic base, can help fill that need. Adding park and recreation powers to GSD aligns with LAFCO's stated goal of encouraging multi-purpose districts.

GSD already owns acres of land in the Burnham Strip and can coordinate efforts to restore and beautify traffic medians throughout El Granada. The CSD could partner with the County for additional services at Quarry Park and/or Mirada Surf. Potentially, the CSD might be able to assist with maintenance of the El Granada School playing field.

Please add the MCC to the other districts and agencies that support this application.

Sincerely,

s/Laura Stein, Chair
Midcoast Community Council



Highlands Recreation District

1851 Lexington Avenue • San Mateo, CA 94402

(650) 341-4251 • Fax (650) 349-9627

www.highlandsrec.ca.gov

"Where Family Traditions Begin"

September 10, 2013

Ms. Martha Poyatos
Executive Officer
San Mateo County LAFCO
455 County Center – 2nd Floor
Redwood City, CA 94063-1663

RE: Granada Sanitary District Application for Park Powers as a Community Services District

Dear Ms. Poyatos:

We wholly support the application from the Granada Sanitary District (GSD) to acquire Park Powers through a Community Services District. Numerous County studies have reported the need for additional parks and recreational facilities on the Coastsides.

The Granada Sanitary District, as a local agency with an elected Board of Directors, can help fulfill that need. GSD already owns acres of land in the Burnham Strip and can coordinate efforts to restore and beautify traffic medians throughout El Granada.

Since the Coastsides is a recreational area for the entire county, this will benefit all citizens of San Mateo County.

Please add our voice to other Districts and Agencies that support this application.

Sincerely,

Pamela Merkadeau, Board Vice President
Highlands Recreation District



250 Main Street
1000 Box 3200
Half Moon Bay, CA 94019
Phone: 415 726 5199

September 11, 2013

Martha Poyatos
Executive Officer
San Mateo County LAFCO
455 County Center - 2nd Floor
Redwood City, CA 94063-1663

Subject: Granada Sanitary District Application for Park Powers as a Community Services District

Dear Ms. Poyatos:

We wholly support the application from the Granada Sanitary District (GSD) to acquire Park Powers through a Community Services District. Numerous County studies have reported the need for additional parks and recreational facilities on the Coastside.

The Granada Sanitary District, as a local agency with an elected Board of Directors, can help fulfill that need. GSD already owns acres of land in the Burnham Strip and can coordinate efforts to restore and beautify traffic medians throughout El Granada.

Since the Coastside is a recreational area for the entire county, this will benefit all citizens of San Mateo County, while local district with its own staff and economic base would not place a burden upon County staff and County economic resources.

Please add the Coastside Land Trust as a supporter of this application.

Sincerely,

A handwritten signature in black ink that reads "Jo Chamberlain". The signature is written in a cursive, flowing style.

Jo Chamberlain
Executive Director





Midcoast Park Lands
PO Box 1754
El Granada CA 94018

Board of Directors

Jim Blanchard
President

Len Erickson
*Vice President
Development/
Secretary*

Gael Erickson
Treasurer

Fran Pollard
MCC Appointee

Laura Stein
MCC Appointee

Marty Kingshill
*Park Projects
Director*

October 16, 2013

Ms. Martha Poyatos
Executive Officer
San Mateo County LAFCO
455 County Center – 2nd Floor
Redwood City, CA 94063-1663

RE: Support for Granada Sanitary District Application for Park Powers as a
Community Services District

Dear Ms. Poyatos:

The Board of Directors of Midcoast Park Lands, which established Quarry Park, strongly supports the reorganization of the Granada Sanitary District into a Community Services District (CSD) with park and recreation powers. The County's Recreational Needs reports in 2002 and 2007 both concluded that the Midcoast lacks sufficient park and recreational services. The proposed CSD would provide an effective local resource for Midcoast parks and recreation. It would be able to work effectively with other parks and recreation providers and provide funding to support neighborhood parks development and recreation services.

We urge you support the reorganization of the Granada Sanitary District into a CSD. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Len Erickson". The signature is written in a cursive, slightly slanted style.

Len Erickson
Vice-President Development/Secretary



GRANADA SANITARY DISTRICT
OF SAN MATEO COUNTY

Board of Directors
Leonard Woren, President
Matthew Clark, Vice-President
Ric Lohman, Secretary
Gael Erickson, Treasurer
Jim Blanchard, Board Member

October 18, 2013

Martha Poyatos, Executive Officer
Local Agency Formation Commission
455 County Center, 2nd Floor
Redwood City, CA 94063-1663
mpoyatos@smcgov.org

**Re: Application for Reorganization of Granada Sanitary District
Supplemental Mitigation Measures**

Dear Ms. Poyatos:

Please be advised that the Granada Sanitary District has approved the attached additional mitigation measures for this Project and requests that they be included in the above referenced application.

Sincerely,

Granada Sanitary District



Chuck Duffy, General Manager

EXHIBIT B

Granada Sanitary Reorganization Project Mitigation Measures Related to Agricultural Resources:

AGRICULTURAL RESOURCES

Mitigation Measure #2. The District will conduct CEQA review regarding agricultural resources to the extent required by law at the time each individual future project which affects agricultural resources is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

Mitigation Measure #2.5. The District has adopted park and recreation acquisition and program implementation policies to ensure that any projects would not result in the conversion of prime or unique farmland or farms of statewide importance as shown on the Farmland Mapping and Monitoring Program of the California Resources Agency unless certain findings can be made. Furthermore no new buildings, staging areas or recreation facilities shall be located on such lands. Trails and habitat preservation areas shall either be located to avoid such lands or traverse such lands in a manner that does not result in interference with agricultural activities or substantially reduce the agricultural potential of those lands. Owners and operators of agricultural lands shall be consulted to identify appropriate routes on those lands. The agricultural activities and the agricultural potential of traversed lands shall be protected and buffered from trail user impacts by means of distance, physical barriers (*i.e.*, sturdy fences or other non-disruptive methods).

The term "prime agricultural land" as used in the District Agricultural Lands Policy means:

- (a) All land which qualifies for rating as Class I or Class II in the U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification, as well as all Class III lands capable of growing artichokes or Brussels sprouts.
- (b) All land which qualifies for rating 80-100 in the Storie Index Rating.
- (c) Land which supports livestock for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S. Department of Agriculture.
- (d) Land planted with fruit or nut bearing trees, vines, bushes, or crops which have a non-bearing period of less than five years and which normally return during the commercial bearing period, on an annual basis, from the production of unprocessed agricultural plant production not less than \$200 per acre.
- (e) Land which has returned from the production of an unprocessed agricultural plant product an annual value that is not less than \$200 per acre within three of the five previous years.

The \$200 per acre amount in subsections d) and e) shall be adjusted regularly inflation, using 1965 as the base year, according to a recognized consumer price index. The term "prime agricultural land" as used in the District Policy shall also include unique farmland or farms of statewide importance as shown on the Farmland Mapping and Monitoring Program of the California Resources Agency.

Improvements or public uses located upon open space lands other than agriculture shall be located away from existing prime agricultural lands and unique farmlands or farmlands of statewide importance as shown on the Farmland Mapping and Monitoring Program of the California Resources Agency. All trails and other public facilities should be located so as not to fragment agricultural operations unless no

feasible alternative is available. While trails that bisect grazing lands would not be likely to fragment grazing operations, trails that bisect cultivated crops could adversely affect the vitality of agricultural operations and should be avoided. If trails must traverse cultivated lands they shall be permitted only if adequate buffers, signs, and other measures necessary to ensure that trail use does not interfere with the agricultural operations are implemented.

The District shall provide private property signs where appropriate and provide trail users information regarding private property rights to minimize public/private use conflicts and trespassing. The District shall clearly sign trails adjacent to active agriculture and provide trail users with information regarding property rights to minimize trespassing and conflicts with agricultural users.

The District lands or easements upon which trails are sited shall provide width sufficient for management and/or buffer space from adjacent uses so as not to preclude the viability of those uses. Buffers established to separate recreation and other open space uses from agricultural operations shall be designed and managed in accordance with the following standards:

- (a) Buffers shall be designed in relation to the nature of the adjoining land use, potential land uses and proposed public access;
- (b) Buffers shall be designed in relation to the topography and other physical characteristics of the buffer area;
- (c) Buffers shall be designed with consideration of biological, soil, and other site conditions in order to limit the potential spread of non-native invasive species or pathogens onto agricultural lands;
- (d) Buffers shall be of sufficient width to allow agricultural use of adjoining agricultural lands including application of pesticides and other agricultural chemicals on all lands needing treatment taking into account the likelihood and extent of potential pesticide drift.
- (e) All lands used for buffers should be on land or interests in land owned by the District; adjoining landowners shall not be required to provide land for buffers.
- (f) The District shall be responsible for the management and maintenance of all lands used as buffers;
- (g) If a specific buffer fails to resolve conflicts between a recreational use and adjacent agricultural uses the recreational use shall be moved to a different location.

All buffers shall be developed in consultation with the owners and operators of adjoining agricultural lands.

Where pesticides are used, including pesticides for control of noxious weeds, they must be handled, applied, and disposed of in such a manner that they do not adversely affect adjacent agriculture, including organic agriculture. Pesticide use shall be guided by label restrictions, State laws and any advisories published by the California Department of Pesticide Regulation (CDPR) or the County Agricultural Commissioner. These chemicals shall only be applied by a person who is properly licensed and/or trained in their application.

The District shall conduct its land management practices such that they do not have an adverse significant impact on the physical and economic integrity of timberland preserves on or contiguous to properties owned or managed by the District and so that the safety of visitors to District preserves is not compromised by timber harvesting (*e.g.*, establishing appropriate buffers on District lands).

When acquiring lands in agricultural use, the acquisition shall be subject to continued use by the owner or operator until such time as it is used, sold or leased pursuant to the use and management plan adopted for the property. All agricultural land which is not needed for parks or recreation or for the protection and vital functioning of a sensitive habitat will be permanently protected for agriculture and, whenever legally feasible, the District will offer for sale or lease the maximum amount of agricultural land to active farm operators on terms compatible with the recreational and habitat use. Lands that do not have significant recreation or sensitive habitat values and which can clearly support productive agricultural operations will generally be offered for sale while other agricultural lands will generally be offered for lease.

The provision of parks and recreation services may involve the protection of: rare, threatened and endangered plant and animal species; ecological systems; agricultural resources, water quality; visual resources; unique biological resources, including heritage and significant trees; and the unique cultural resources in the coastal area, including historic, archaeological and paleontological resources. Therefore, prior to making any lands available to low-intensity public recreational access, the District shall prepare and adopt a use and management plan, which includes site-specific resource management and public access components for any lands acquired by the District or managed through contract for other public or private nonprofit property owners. All lands acquired by the District for parks and recreation services will be inventoried to identify and prioritize resource management issues. Where there are critical issues, such as the presence of non-native invasive species which threaten the habitat of endangered species or the economic viability of an adjacent agricultural operation, resource management plans will be prepared for these areas even if they remain closed to the public.

Prior to making any lands available to public access for low-intensity recreation, the District shall have personnel and equipment available to manage public access such that there would be no significant negative impact on existing services; and adequate stewardship to protect natural and agricultural resources will be provided.

MEMORANDUM OF UNDERSTANDING
BETWEEN THE SAN MATEO COUNTY FARM BUREAU
AND GRANADA SANITARY DISTRICT

WHEREAS, upon mutually beneficial discussions between their respective representatives, the Granada Sanitary District is entering into and carrying out this Memorandum of Understanding with the San Mateo County Farm Bureau in consideration of the Farm Bureau [agreeing that it has no objections to approval by requesting that](#) LAFCo [approve of](#) the District's application for Reorganization enabling the provision of parks and recreation services as filed on April 19, 2013, ~~in its entirety~~.

WHEREAS, the mission of the San Mateo County Farm Bureau ("Farm Bureau") includes the preservation of existing and potential agricultural operations in San Mateo County in order to keep the maximum amount of agricultural land in production and to provide support and expertise to its members and to private and public entities for those purposes; and

WHEREAS, the Granada Sanitary District ("District") has filed an application with the San Mateo County Local Agency Formation Commission ("LAFCo") to reorganize into the Granada Community Services District and add parks and recreation services (including Detachment of certain rural portions of the existing Granada Sanitary District and amendment of the existing District Sphere of Influence to be consistent with such Detachment) and has proposed a related District Agricultural Lands Policy ("District Policy") for the purposes of protecting agricultural resources and production; and

WHEREAS, the Farm Bureau and the District desire to work together cooperatively to support and preserve agricultural operations and to protect the economic and physical integrity of agricultural lands on the San Mateo Coast; and

WHEREAS, the Farm Bureau and the District believe that by such cooperative efforts the Farm Bureau will help enable the District to better accomplish its mission of providing parks and recreation services for the benefit of its members and all residents of San Mateo County; and

WHEREAS, the District Policy establishes the policy of the District to insure that where parks and recreation services occur, they are planned and managed in a manner that avoids adverse impacts to adjacent agricultural operations; and

WHEREAS, the District desires to consult with the Farm Bureau in planning for parks and recreation services to ensure that such uses avoid adverse impacts to adjacent agricultural operations; and

WHEREAS, Government Code 65402 provides for a review by the Planning Commission as to County General Plan Conformity for acquisition of land for park purposes; and

WHEREAS, a Planned Agricultural District (PAD) Permit/CDP is required by County Code Section 6355 for development of PAD land for park or recreation purposes (which permit is appealable to the Coastal Commission); and

WHEREAS, if a rezoning is needed for any District park or recreation project, an amendment of the Local Coastal Program Land Use Plan (LCPLUP) is currently required for such rezoning; and

WHEREAS, the District acknowledges the restriction on provision of sewer services outside the urban/rural boundary under the LCPLUP; and

WHEREAS, the District Policy prohibits the District's use of the power of eminent domain on real property zoned PAD for the purpose of providing parks and recreation services (unless mutually acceptable to the landowner), and the Farm Bureau has requested that this prohibition be established through a LAFCo condition of approval requiring a District ordinance establishing such eminent domain prohibition to be adopted, maintained and applied so as to further insure the permanence of this District Policy; and

WHEREAS, the Board of Directors of the District desires to adopt such ordinance to further insure to the satisfaction of the Farm Bureau and all San Mateo County coastside residents that its Policy prohibiting the use of eminent domain for the purpose of providing parks and recreation services will be secure and permanent; and

WHEREAS, it is the joint desire of the Farm Bureau and the District to enter into this Memorandum of Understanding in order to formalize the goals and understandings of both parties in their efforts to preserve agriculture in San Mateo County; and

WHEREAS, nothing in this MOU or District Policy is intended to affect the District's authority to exercise eminent domain for purposes of carrying out its functions in providing sewer and/or solid waste services.

NOW, THEREFORE, IT IS AGREED AS FOLLOWS:

1. The San Mateo County Farm Bureau desires to insure that eminent domain not be used to acquire land for park or recreation purposes in the District's parks and recreation services jurisdiction. The Farm Bureau has requested that the District adopt an ordinance prohibiting the District's use of the power of eminent domain on land zoned PAD (unless mutually acceptable to the landowner) for the purpose of providing parks and recreation services. The District has agreed to adopt such an ordinance and to have such adoption made a condition of any LAFCo approval of the District Reorganization Project. A copy of the proposed ordinance is attached hereto, marked "Exhibit A" and incorporated by this reference. The Farm Bureau has agreed to support this ordinance without amendment.

2. The San Mateo County Farm Bureau and the District desire to insure that the District's implementation of the District Policy will preserve and encourage viable agricultural operations, and avoid adverse effects on agriculture. To accomplish this goal, the Farm Bureau and the District agree that:

a. As part of its Application to LAFCo for Reorganization enabling the provision of parks and recreation services, the District has adopted Mitigation Measures to preserve agriculture and to avoid adverse impacts on agriculture. A copy of these Mitigation Measures is attached hereto, marked "Exhibit B" and incorporated by this reference. The Farm Bureau has requested and the District has agreed that these Mitigation Measures shall be incorporated into this MOU. The District agrees that it will implement these Measures, and that implementation of these Measures is a commitment from the District to the Farm Bureau. These Mitigation Measures may not be amended by the District unless required by law.

b. The District will consult with the Farm Bureau in the development of site-specific parks and recreation services, uses, and management plans on or adjoining land zoned PAD.

c. When considering proposed acquisition of land for, or provision of, parks and recreation services or uses on or adjoining land zoned PAD, the District will provide the Farm Bureau prior written notice of any hearings at which acquisition, site services or uses, and/or management plans, reviews or amendments will be considered. Further, the District will provide a prior opportunity for the Farm Bureau to review and comment on any such acquisition, site services or uses, and/or plans. This will insure that the Farm Bureau has the opportunity to share its expertise, resources and viewpoints with the District prior to any decision concerning future acquisition, use or management of such lands. In addition, District staff will meet with representatives of the Farm Bureau from time to time on an informal basis upon request of either party to consult regarding development of such plans.

3. The San Mateo County Farm Bureau determines that, based upon the specific terms and conditions of this MOU, the District's Reorganization enabling the provision of parks and/or recreation services will benefit and help preserve agriculture in San Mateo County, and will help to protect agriculture's physical and economic integrity in the County. The limitation of the District's power of eminent domain by ordinance is a key component that will further protect agricultural lands from being removed from production. On that basis the San Mateo County Farm Bureau agrees that it does not and will not object to expresses its support for and endorsement of the District's Reorganization enabling the provision of parks and/or recreation services.

4. The Farm Bureau does not object requests that to approval by LAFCo approve of the District's application for Reorganization enabling the provision of parks and recreation services as filed on April 19, 2013, in its entirety.

5. This MOU may not be amended without the written consent of both the Farm Bureau and the District.

6. Any written notice sent pursuant to this MOU shall be addressed as follows:

Farm Bureau: Executive Administrator
San Mateo County Farm Bureau
765 Main Street
Half Moon Bay, CA 94019

District: General Manager
Granada Sanitary District
504 Avenue Alhambra, Third Floor
El Granada, CA 94018

7. This MOU shall be of no further force or effect if:

- a. LAFCo does not approve the District's application for Reorganization enabling the provision of parks and recreation services as filed on April 19, 2013, in its entirety and with conditions acceptable to the District; or

- b. A majority of the voters voting on the Reorganization described in subsection 7(a) above do not vote in favor of such Reorganization on or before June 30, 2014.

IN WITNESS WHEREOF, the parties have caused this MOU to be executed by their duly authorized officers to be effective as of the date of final execution by the District.

FARM BUREAU:

By: _____

Date:

DISTRICT:

By: _____

Date:

EXHIBIT A

GRANADA SANITARY DISTRICT

Ordinance No. 166

AN ORDINANCE RESTRICTING THE USE OF EMINENT DOMAIN FOR ACQUISITION
OF PROPERTY INTERESTS FOR THE PARKS AND RECREATION PURPOSES

The Board of Directors of the Granada Sanitary District does hereby ordain as follows:

SECTION 1. FINDINGS

The Board of Directors (“GSD Board”) of the Granada Sanitary District (“GSD”) finds and declares as follows:

- A. The Granada Sanitary District ("District") has filed an application with the San Mateo County Local Agency Formation Commission ("LAFCo") to reorganize into the Granada Community Services District and add parks and recreation services (including Detachment of certain rural portions of the existing Granada Sanitary District and amendment of the existing District Sphere of Influence to be consistent with such Detachment) and has adopted a related District Agricultural Lands Policy (“District Policy”) for the purposes of protecting agricultural resources and production; and
- B. The District Policy establishes the policy of the District to insure that where parks and recreation services occur, they are planned and managed in a manner that avoids adverse impacts to adjacent agricultural operations; and
- C. The Granada Sanitary District (District) is committed to building and maintaining good relationships with all its neighbors. To demonstrate this commitment, the District’s Board of Directors has adopted a Good Neighbor Policy to become effective if and when the Local Agency Formation Commission (LAFCo) approves the District’s Reorganization Project which includes establishing it as a community services district with the added powers of providing parks and recreation services.

SECTION 2. REGULATION

The following regulation is hereby adopted:

The Granada Community Services District shall not exercise the power of eminent domain to acquire any real property or any interest in real property zoned PAD (Planned Agricultural District) by the County of San Mateo for the purpose of providing parks and recreation services (unless mutually acceptable to the landowner).

SECTION 3. SEVERANCE CLAUSE

The Board declares that each section, sub-section, paragraph, sub-paragraph, sentence, clause and phrase of this Ordinance is severable and independent of every other section, sub-section, paragraph, sub-paragraph, sentence, clause and phrase of this Ordinance. If any section, sub-section, paragraph, sub-paragraph, sentence, clause or phrase of this Ordinance is held invalid, the Board declares that it would have adopted the remaining provisions of this Ordinance irrespective of the portion held invalid, and further declares its express intent that the remaining portions of this Ordinance should remain in effect after the invalid portion has been eliminated.

SECTION 4. EFFECTIVE DATES

This Ordinance, shall become effective ONLY upon the happening of both of the following:

- a. LAFCo approval of the Granada Sanitary District's application for Reorganization enabling the provision of parks and recreation services as filed on April 19, 2013, in its entirety and with conditions acceptable to the District; and
 - b. A majority of the voters voting on the Reorganization described in subsection a. above voting in favor of such Reorganization on or before June 30, 2014;
- and then only upon the effective date of this Ordinance as prescribed in Section 5 of this Ordinance.

SECTION 5. PUBLICATION AND POSTING

Upon adoption, this Ordinance shall be entered in the minutes of the GSD Board and shall be published once in the Half Moon Bay Review, or such other newspaper of general circulation as may be determined by the GSD Board, and shall be posted in three (3) public places within GSD for a period of one week. This Ordinance takes effect upon expiration of the week of publication and posting.

The above and foregoing Ordinance was regularly introduced and thereafter passed and adopted at the regular meeting of the Board of Directors of the Granada Sanitary District held on the 17th day of October, 2013, by the following vote.

AYES: BLANCHARD, CLARK, ERICKSON, LOHMAN and WOREN

NOES:

ABSTAIN:

ABSENT:

| /s/
Leonard Woren, President

Countersigned:

| /s/
Ric Lohman, Secretary

EXHIBIT B

Granada Sanitary Reorganization Project Mitigation Measures Related to Agricultural Resources:

AGRICULTURAL RESOURCES

Mitigation Measure #2. The District will conduct CEQA review regarding agricultural resources to the extent required by law at the time each individual future project which affects agricultural resources is proposed and the District will identify and review possible mitigation measures and alternatives at that time.

Mitigation Measure #2.5. The District has adopted park and recreation acquisition and program implementation policies to ensure that any projects would not result in the conversion of prime or unique farmland or farms of statewide importance as shown on the Farmland Mapping and Monitoring Program of the California Resources Agency unless certain findings can be made. Furthermore no new buildings, staging areas or recreation facilities shall be located on such lands. Trails and habitat preservation areas shall either be located to avoid such lands or traverse such lands in a manner that does not result in interference with agricultural activities or substantially reduce the agricultural potential of those lands. Owners and operators of agricultural lands shall be consulted to identify appropriate routes on those lands. The agricultural activities and the agricultural potential of traversed lands shall be protected and buffered from trail user impacts by means of distance, physical barriers (*i.e.*, sturdy fences or other non-disruptive methods) [by the District](#).

The term "prime agricultural land" as used in the District Agricultural Lands Policy means:

- (a) All land which qualifies for rating as Class I or Class II in the U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification, as well as all Class III lands capable of growing artichokes or Brussels sprouts.
- (b) All land which qualifies for rating 80-100 in the Storie Index Rating.
- (c) Land which supports livestock for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the U.S. Department of Agriculture.
- (d) Land planted with fruit or nut bearing trees, vines, bushes, or crops which have a non-bearing period of less than five years and which normally return during the commercial bearing period, on an annual basis, from the production of unprocessed agricultural plant production not less than \$200 per acre.
- (e) Land which has returned from the production of an unprocessed agricultural plant product an annual value that is not less than \$200 per acre within three of the five previous years.

The \$200 per acre amount in subsections d) and e) shall be adjusted regularly inflation, using 1965 as the base year, according to a recognized consumer price index. The term "prime agricultural land" as used in the District Policy shall also include unique farmland or farms of statewide importance as shown on the Farmland Mapping and Monitoring Program of the California Resources Agency.

Improvements or public uses located upon open space lands other than agriculture shall be located away from existing prime agricultural lands and unique farmlands or farmlands of statewide importance as shown on the Farmland Mapping and Monitoring Program of the California Resources Agency. All

trails and other public facilities should be located so as not to fragment agricultural operations unless no feasible alternative is available. While trails that bisect grazing lands would not be likely to fragment grazing operations, trails that bisect cultivated crops could adversely affect the vitality of agricultural operations and ~~will should~~ be avoided. ~~If trails must traverse cultivated lands they shall be permitted only if adequate buffers, signs, and other measures necessary to ensure that trail use does not interfere with the agricultural operations are implemented.~~

The District shall provide private property signs where appropriate and provide trail users information regarding private property rights to minimize public/private use conflicts and trespassing. The District shall clearly sign trails adjacent to active agriculture and provide trail users with information regarding property rights to minimize trespassing and conflicts with agricultural users.

The District lands or easements upon which trails are sited shall provide width sufficient for management and/or buffer space from adjacent uses so as not to preclude the viability of those uses. Buffers established to separate recreation and other open space uses from agricultural operations shall be designed and managed in accordance with the following standards:

- (a) Buffers shall be designed in relation to the nature of the adjoining land use, potential land uses and proposed public access;
- (b) Buffers shall be designed in relation to the topography and other physical characteristics of the buffer area;
- (c) Buffers shall be designed with consideration of biological, soil, and other site conditions in order to limit the potential spread of non-native invasive species or pathogens onto agricultural lands;
- (d) Buffers shall be of sufficient width to allow agricultural use of adjoining agricultural lands including application of pesticides and other agricultural chemicals on all lands needing treatment taking into account the likelihood and extent of potential pesticide drift.
- (e) All lands used for buffers should be on land or interests in land owned by the District; adjoining landowners shall not be required to provide land for buffers.
- (f) The District shall be responsible for the management and maintenance of all lands used as buffers;
- (g) If a specific buffer fails to resolve conflicts between a recreational use and adjacent agricultural uses the recreational use shall be moved to a different location.

All buffers shall be developed in consultation with the owners and operators of adjoining agricultural lands.

Where pesticides are used, including pesticides for control of noxious weeds, they must be handled, applied, and disposed of in such a manner that they do not adversely affect adjacent agriculture, including organic agriculture. Pesticide use shall be guided by label restrictions, State laws and any advisories published by the California Department of Pesticide Regulation (CDPR) or the County Agricultural Commissioner. These chemicals shall only be applied by a person who is properly licensed and/or trained in their application.

The District shall conduct its land management practices such that they do not have an adverse significant impact on the physical and economic integrity of timberland preserves on or contiguous to properties owned or managed by the District and so that the safety of visitors to District preserves is not compromised by timber harvesting (*e.g.*, establishing appropriate buffers on District lands).

When acquiring lands in agricultural use, the acquisition shall be subject to continued use by the owner or operator until such time as it is used, sold or leased pursuant to the use and management plan adopted for the property. All agricultural land which is not needed for parks or recreation or for the protection and vital functioning of a sensitive habitat will be permanently protected for agriculture and, whenever legally feasible, the District will offer for sale or lease the maximum amount of agricultural land to active farm operators on terms compatible with the recreational and habitat use. Lands that do not have significant recreation or sensitive habitat values and which can clearly support productive agricultural operations will generally be offered for sale while other agricultural lands will generally be offered for lease.

The provision of parks and recreation services may involve the protection of: rare, threatened and endangered plant and animal species; ecological systems; agricultural resources, water quality; visual resources; unique biological resources, including heritage and significant trees; and the unique cultural resources in the coastal area, including historic, archaeological and paleontological resources. Therefore, prior to making any lands available to low-intensity public recreational access, the District shall prepare and adopt a use and management plan, which includes site-specific resource management and public access components for any lands acquired by the District or managed through contract for other public or private nonprofit property owners. All lands acquired by the District for parks and recreation services will be inventoried to identify and prioritize resource management issues. Where there are critical issues, such as the presence of non-native invasive species which threaten the habitat of endangered species or the economic viability of an adjacent agricultural operation, resource management plans will be prepared for these areas even if they remain closed to the public.

Prior to making any lands available to public access for low-intensity recreation, the District shall have personnel and equipment available to manage public access such that there would be no significant negative impact on existing services; and adequate stewardship to protect natural and agricultural resources will be provided.