

Resolution 26-53

RESOLUTION OF THE BOARD OF DIRECTORS OF THE CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY, ACTING AS THE SAN MATEO COUNTY AIRPORT LAND USE COMMISSION, DETERMINE THAT THE PLAN FOR THE EL GRANADA COMMUNITY PARK & RECREATION CENTER (BURNHAM STRIP), 480 AVENUE ALHAMBRA, EL GRANADA, SAN MATEO COUNTY (PLANNING CASE NO. PLN2026-00225), IS CONSISTENT WITH THE APPLICABLE AIRPORT/LAND USE POLICIES AND CRITERIA CONTAINED IN THE COMPREHENSIVE AIRPORT LAND USE COMPATIBILITY PLAN FOR THE ENVIRONS OF HALF MOON BAY AIRPORT, SUBJECT TO CONDITIONS.

RESOLVED, by the Board of Directors of the City/County Association of Governments of San Mateo County (C/CAG), in its capacity as the San Mateo County Airport Land Use Commission, that,

WHEREAS, the Airport Land Use Compatibility Plan for the Environs of Half Moon Bay Airport (ALUCP) requires Airport Land Use Commission (ALUC) review of development proposals by special districts within the Airport Influence Area, and Public Utilities Code (PUC) Section 21676.5(a) separately provides for ALUC review of individual development actions where local general plans or specific plans have not been made consistent with the applicable ALUCP; and

WHEREAS, the Granada Community Services District (GCSD), an independent special district, proposes to develop the Granada Community Park & Recreation Center on the Burnham Strip parcels in El Granada, San Mateo County, comprising approximately 6.96± acres (APNs 047-251-100, 047-251-110, and 047-262-010, merged per an April 2025 Lot Merger Topographic Survey); the site lies within the Airport Influence Area of the Half Moon Bay Airport, and GCSD has not obtained a Section 4.1.11 special-district exemption from ALUC review, such that this proposed development action — Planning Case No. PLN2026-00225 — has been referred by the County of San Mateo to C/CAG, acting as the San Mateo County Airport Land Use Commission, for a determination of consistency with the Airport Land Use Compatibility Plan for the Environs of Half Moon Bay Airport (HAF ALUCP); and

WHEREAS, six sets of airport/land use compatibility policies and criteria in the HAF ALUCP relate to this project: (a) noise compatibility; (b) safety/intensity compatibility; (c) airspace protection – structure height; (d) airspace protection – existing vegetation height; (e) other flight hazards, including wildlife attractants; and (f) real estate disclosure, as discussed below:

- a) Noise Compatibility – The 60 dB CNEL aircraft noise contour defines the noise compatibility threshold established in the HAF ALUCP. Based on the ALUCP's adopted 2032 noise contour exhibit, the project site lies entirely outside this contour and is therefore consistent with the HAF ALUCP noise policies and criteria; and
- b) Safety/Intensity Compatibility – The project site lies entirely within Zone 7, the Airport Influence Area (AIA), which permits up to 300 persons per acre and requires a minimum of 10 percent open land. The project's maximum credible combined peak occupancy is

approximately 43 persons per acre computed across the full site, and no more than approximately 88 persons per acre under the most conservative single-area worst-case scenario, in each case well below the threshold, and open land on the site substantially exceeds the 10 percent requirement; the project is therefore consistent with the HAF ALUCP safety/intensity compatibility policies and criteria; and

- c) Airspace Protection – Structure Height – Within Zone 7 (AIA), ALUC airspace review is required only for proposed structures exceeding 100 feet above ground level (AGL). The tallest proposed structures — single-story buildings of approximately 2,815 and 3,000 square feet — fall far below this threshold, and no ALUC airspace review is triggered by the project’s proposed construction; and
- d) Airspace Protection – Existing Vegetation Height – The project’s certified Arborist’s Report identifies nine regulated blue gum eucalyptus along Burnham Creek, none proposed for removal, five of which are estimated to exceed 100 feet AGL, including Tree #9 at an estimated 225 feet; because these are existing trees being retained rather than new structures proposed by the applicant, they do not render the project inconsistent, but no FAA obstruction evaluation or Part 77 critical-surface reading for this grove appears in the record; a condition is included below to require such confirmation; and
- e) Other Flight Hazards – Wildlife Attractants – The HAF ALUCP prohibits, in all compatibility zones including the AIA, land uses that increase the attraction of wildlife, particularly large flocks of birds, inconsistent with FAA rules and regulations, including FAA Advisory Circular 150/5200-33B; the project site includes a small seasonal wetland and intermittent/ephemeral drainages, and the project’s proposed stormwater bioretention areas are designed for storm-event-only ponding rather than permanent detention; staff’s review of these features was limited by the Biological Resources Assessment and IS/MND submittals, and a condition is included below to require confirmation; and

WHEREAS, the project site is located within the Airport Influence Area of the Half Moon Bay Airport, the real estate disclosure area established by the HAF ALUCP; a condition is included below to ensure the required airport-proximity disclosure notice is provided; and

WHEREAS, the Airport Land Use Committee reviewed this item at its meeting of August 27, 2026, and recommended that the Board make the determination set forth below;

NOW THEREFORE BE IT RESOLVED, by the Board of Directors of the City/County Association of Governments of San Mateo County, acting as the San Mateo County Airport Land Use Commission, that, subject to the conditions contained in Exhibit A, attached, the El Granada Community Park & Recreation Center (Burnham Strip), 480 Avenue Alhambra, El Granada, San Mateo County (Planning Case No. PLN2026-00225), is determined to be consistent with the policies and criteria contained in the Airport Land Use Compatibility Plan for the Environs of Half Moon Bay Airport.

PASSED, APPROVED, AND ADOPTED, THIS 10TH DAY OF SEPTEMBER 2026.

Michael Salazar, Chair

DRAFT

EXHIBIT A

Conditions of Consistency Determination:

1. Prior to issuance of any building or grading permit, the project sponsor shall submit written confirmation — supported by the certified IS/MND record and/or coordination with the airport operator — that the existing on-site seasonal wetland/drainage habitat features and the proposed bioretention areas do not constitute a material increase in hazardous wildlife attraction under FAA Advisory Circular 150/5200-33B or any successor circular (currently AC 150/5200-33C).
2. Prior to issuance of any building or grading permit, the project sponsor, in coordination with the Half Moon Bay Airport operator (County of San Mateo) as needed, shall confirm the applicable Part 77 critical-surface elevation at the project site and provide written confirmation that the existing eucalyptus grove — specifically Tree #9, estimated at 225 feet — either has previously undergone FAA obstruction evaluation with no hazard determined, or does not penetrate the applicable critical surface.
3. Prior to issuance of any building permit, the Granada Community Services District shall provide the standard airport-proximity and overflight disclosure notice applicable to properties within the Airport Influence Area (Zone 7), consistent with the HAF ALUCP's real estate disclosure policy.
4. No new structure on the project site shall exceed 100 feet above ground level (AGL), and no new tree planting or improvement reasonably expected to exceed 100 feet AGL at maturity shall be installed, without further review and approval by the Airport Land Use Commission. Any future modification of the project proposing a structure or vegetation height exceeding 100 feet AGL shall be returned to the Commission for airspace review prior to approval.
5. Prior to commencement of construction, the project sponsor shall determine the maximum height of construction equipment and screen those heights against the notification criteria of 14 CFR Section 77.9 (including the 100:1 notification surface that applies within 20,000 feet of the runway), and file FAA Form 7460-1 where notice is required, providing the resulting determination in writing to the County and ALUC staff.