



LOCAL AGENCY FORMATION COMMISSION  
COUNTY GOVERNMENT CENTER • REDWOOD CITY, CALIF. 94063 • TEL. 363-4224

June 8, 1982

TO: Members, Formation Commission  
FROM: Executive Officer  
SUBJECT: Preliminary Work Program

We have briefly reviewed the basic alternatives concerning the sphere of influence for the area embraced by County Service Area #5. There are three primary alternatives:

1. Sphere of Influence for Incorporation of entire area within CSA #5
2. Place entire area within CSA #5 within Menlo Park Sphere of Influence
3. Status quo or holding sphere of influence for entire CSA #5 area

We suggest that we proceed with an environmental assessment or a preliminary initial study by staff so that we can identify the elements of the project which are not feasible (i.e. such as annexation of the area to the City of Palo Alto).

The purpose of an initial assessment will be to:

- a) Identify environmental impacts.
- b) Allow the applicant or lead agency to modify a project, thus mitigating adverse impacts before an EIR is written or an amended EIR is prepared (i.e. elimination of the Ward alternative-North of Euclid to Menlo Park).
- c) Allows for a focused EIR on potentially significant environmental effects.
- d) Facilitates an environmental assessment early in the design of the project.
- e) Helps to eliminate unnecessary EIR's or alternatives that are not practical.

COMMISSIONERS: Public Member John P. Lindley, Chairman • Supervisor Arlen Gregorio • Supervisor John M. Ward • Councilman Malcolm H. Dudley • Councilman Arthur Lepore  
ALTERNATES: Supervisor William Schumacher • Councilwoman Jeannine D. Hodge • Public Member Mary W. Henderson  
OFFICERS: B. Sherman Coffman, Executive Officer • L.M. Summey, Counsel to the Commission



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The three primary alternatives offer the best opportunity to amend or update the present EIR with the primary emphasis being placed on the fiscal information or impacts when it is available.

Alternatives such as inclusion of any lands presently within the City of Menlo Park in a new city sphere would require a new EIR (i.e. Mid-Peninsula Open Space District lands adjacent to Cooley Landing, Lands within Menlo Park south of Willow Road, Belle Haven, or Lands east of Bayshore and south of Marsh Road.)

If any of the alternatives are not practical they should be identified as such and the reasons stated. CEQA does not condone the studying of non-feasible projects. Alternatives may be rejected for reasons other than on an environmental basis. For instance, if an alternative is not fiscally feasible or the legal hurdles are too great such as changing the County boundary.

The Public Resources Code 21002 certainly provides that the status quo is an acceptable mitigating alternative if present conditions do not provide for a feasible alternative.

The alternatives mentioned above other than those listed as primary alternatives will require a very considerable amount of hand work in the Assessors Office and the State Board of Equalization because the assessed values of these properties and the sales tax revenues are a part of a larger area. They cannot be broken out by computer.

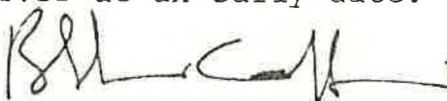
We can begin the update on the sales tax for the primary alternatives. We can also identify legal and potential environmental impacts of the other alternatives if the Commission directs staff to do that.

We may be able to provide this information by July 21.

We may also be able to make a preliminary indication by July 21 of what impacts the State Budget may have on the project alternatives. However, I believe that this information will be very sketchy.

If the Commission or the applicant selects alternative projects that require a new EIR, it is very likely that we will have to make a request for proposals for the EIR. If the proponent submits an application requiring a new EIR, it will be the responsibility of the proponent to pay for the EIR. The Commission's budget does not provide adequate funds to pay for a new EIR.

We suggest that it would be helpful if the Commission can eliminate some of the alternatives at an early date.

  
B. SHERMAN COFFMAN  
Executive Officer

