

**APPLICATION FOR A CHANGE OF ORGANIZATION, REORGANIZATION, OR OUTSIDE
SERVICE AGREEMENT
TO THE SAN MATEO LOCAL AGENCY FORMATION COMMISSION**

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization, reorganization, or outside service agreement.

The San Mateo Resource Conservation District (RCD) proposes to expand its district boundary to encompass its full Sphere of Influence. The current district boundary is not contiguous and does not reflect the district's actual services or current or anticipated community needs for district services. The current boundaries include properties in western San Mateo County from the boundary with San Francisco to the boundary with Santa Cruz County, generally from Skyline Boulevard to the Pacific Ocean, and exclude most developed residential areas. The proposed change to the district's boundary would expand to the district's entire Sphere of Influence (updated January 20, 2021) to include developed residential areas and extend the eastern boundary to Highway 280. This updated boundary would:

- more accurately represent what the district is, where it provides services, whom it benefits, and where benefits accrue;
- help the district prioritize and include additional areas for services, funding, and other resources;
- better enable the district to address threats and provide services at an appropriate scale (e.g. climate change, wildfire, species extinction, flooding, water pollution);
- provide a deeper bench from which to recruit board members;
- better enable the district to access additional funding sources to serve constituents and the lands in the areas proposed for inclusion; and
- better enable the district to pursue an expanded stable funding base, reducing dependence on uncertain grants and increasing the financial security of the district to continue its services.

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?

The proposed change to the district's boundaries would more accurately represent what the district is, where it provides services, whom it benefits, and where benefits accrue. It would help the district

prioritize and include the additional areas for services, funding, and other resources. It would better enable the district to address threats and provide services at an appropriate scale (e.g. climate change, wildfire, species extinction, flooding and water pollution). It would better enable the district to access additional funding sources to serve constituents and the lands in the areas proposed for inclusion and better enable the district to pursue an expanded stable funding base, reducing dependence on uncertain grants and increasing the financial security of the district to continue its services.

The areas of expansion were proposed because of their needs for district programs and services (e.g., risk of wildfire, risk of species extinction, risk of flooding, risk of chronic water quality impairment); high priority opportunities for resource protection (e.g., potential for fuel load reduction, high value habitat for endangered species, potential to reduce risk of flooding, potential to reduce pollution); and/or because the areas benefit from district activities (as described in the Municipal Service Review of the RCD adopted by LAFCo in July 2020).

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

_____ Yes X No

5. Estimated acreage:

Existing boundary: approximately 160,000 acres

Proposed boundary: approximately 210,000 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.

None

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 and the source of funding for construction of necessary facilities (if any) and operation. Example is given on the first two lines of the space provided for your response.

SERVICE	PRESENT SOURCE	PROPOSED SOURCE	FUNDING SOURCE	
			CONSTRUCTION	OPERATING
N/A				

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 district's existing boundaries include properties in western San Mateo County from the boundary with San Francisco to the boundary with Santa Cruz County, generally from Skyline Boulevard to the Pacific Ocean, and exclude most developed residential areas. The proposed change to the district's boundary would expand to the district's entire sphere of influence to include developed residential areas and extend the eastern boundary to Highway 280. See Exhibit B for map and legal description.

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

The existing district boundaries include mostly rural, agricultural, and open space lands in the western half of the county. The areas proposed for expansion include portions of the cities of Pacifica and Half Moon Bay, urbanized areas of the unincorporated mid-coast, and rural areas of east mid-coast and south-coast/Skyline. In most of the unincorporated areas proposed for expansion, the San Mateo County Planning Department has designated the lands as Agriculture, Open Space, or Timber Production. The proposed boundary expansion will have no change on present or planned land uses.

3. How are adjacent lands used?

North: Residential, urban

South: Open space, agriculture, rural

East: Open space, residential, urban

West: The Pacific Ocean is to the west.

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

The proposed boundary expansion would not result in additional development.

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

The proposed district would encompass approximately 210,000 acres. General plan designation includes a variety of uses, primarily Agriculture, Open Space, and Timber Production.

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

There are over 60 unique planning zone combinations in the areas proposed for inclusion, Exhibit D provides a list of each of the planning zones with the acreage for each. The most common zoning designation is Resource Management District. Other common zoning designations include Residential, Planned Agriculture District, Coastal Development District, and Timber Land Preserve District.

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

No development is proposed. The district filed a CEQA Notice of Exemption on 3/16/2022 for the proposed boundary expansion. No comments were received and CEQA has been completed. The RCD conducts CEQA review for all discretionary actions that may have significant impact on the environment and would continue to do so in the proposed service area expansion if new projects are proposed.

8. What additional approvals will be required to proceed?

None

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

The proposed boundary includes Williamson Act parcels.

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. In the majority of the unincorporated areas of the proposed district, the San Mateo County Planning Department has designated the lands as Agriculture, Open Space, or Timber Production. These three general plan designations limit the amount of development that can occur within these areas. Much of the territory is within the coastal zone, which further restricts potential development. The boundary expansion will have no change on present or planned land uses.

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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 to the proponent at:

NAME: San Mateo Resource Conservation District

EMAIL: kellyx@sanmateoRCD.org

ADDRESS: 80 Stone Pine Road, Suite 100
Half Moon Bay, CA 94019

TELEPHONE: 650-712-7765

ATTN: Kellyx Nelson



Signature of Proponent

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(10/6/2000)