



LOCAL AGENCY FORMATION COMMISSION

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

October 14, 2015

- TO:** County Manager's Office
 Montara Water and Sanitary District
 County Public Works – Roads, Streetlights
 Coastside County Water District
 Granada Community Services District
 County Planning
 County Assessor
 County Elections
 County Environmental Health
 Coastside Fire Protection District
 Midcoast Community Council
 California Coastal Commission
- RE:** LAFCo File No. 15-08–Proposed amendment to the SOI of Montara Water and Sanitary District (MWSD) and Coastside County Water District (CCWD) and extension of water service by MWSD to the Big Wave Wellness Center and Office Park Project – North Parcel Alternative (Big Wave - NPA) (19.4 acres)

Notice is hereby given that an application for the proposed sphere amendment and water extension listed above has been received by the San Mateo Local Agency Formation Commission. The application involves a minor sphere amendment to include the Big Wave - NPA in MWSD's sphere and remove it from CCWD's sphere, and water extension by MWSD pursuant to Government Code Section 56133. The project site is located on Airport Street, northwest of the Princeton/Pillar Point Harbor area, in unincorporated San Mateo County and consists of Assessor's Parcel Numbers 047-311-060 and 047-312-040. The proposal consists of the following proposed action:

| City or District | Action |
|-------------------------------------|---|
| Montara Water and Sanitary District | Sphere Amendment (Addition)/Water Extension |
| Coastside County Water District | Sphere Amendment (Removal) |

The proposal application and map are attached for your reference. Please submit comments to the LAFCo office by **October 23, 2015** to ensure that your information is included in the Executive Officer's report. If you have any questions about this proposal, please feel free to contact me.

Martha Poyatos
 Executive Officer
 MPoyatos@smcgov.org

RECEIVED

OCT 13 2015

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

A. GENERAL INFORMATION

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

Amendment to the Sphere of Influence of the Montara Water and Sanitary District (MWSD) to include the territory comprising the North Parcel Alternative development (NPA) of Big Wave, LLC, and to approve extraterritorial service to the NPA pursuant to Government Code 56133 in accordance with the approval of that the development by the San Mateo County Board of Supervisors on May 19, 2015.

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?

To provide potable water service to the NPA in accordance with the above-mentioned approval by the Board of Supervisors.

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

Yes No

5. Estimated acreage: 19.5 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.

Coastside County Water District
Montara Water and Sanitary District

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.

| SERVICE | PRESENT SOURCE | PROPOSED SOURCE | FUNDING SOURCE | |
|---------|----------------|-----------------|----------------|--------------|
| | | | CONSTRUCTION | OPERATING |
| Water | None | MWSD | Developer | Service Fees |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

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 NPA, comprised of 19.5-acres, is located southwest of Airport Road and slightly southeast of the Pillar Ridge Manufactured Home Community in unincorporated San Mateo County. MWSD currently provides water service to the adjacent Pillar Ridge Manufactured Home Community.

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

The present land use of the subject territory is agricultural.

3. How are adjacent lands used?

North: Light Industrial/Design Review/Coastal Development District (M-1/DR/CD); Light Industrial/Airport Overlay/Design Review/Coastal Development District (M-1/AO/DR/CD); Resource Management – Coastal Zone/Design Review/Coastal Development District (RM-CZ/DR/CD)

South: Waterfront/ Design Review/Coastal Development District (W/DR/CD); Waterfront/Airport Overlay/Design Review/Coastal Development District (W/AO/CD)

East: Residential Estate District/Combining District (R-E/S-9)

West: Resources Management – Coastal Zone District (RM-CZ)

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

Yes. The subject territory is being developed for the NPA, which consists of affordable housing for up to 50 developmentally disabled adults, a wellness center, an office park, boat storage and parking lots.

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

General Industrial.

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

APN 047-311-060 (North Parcel) is approximately 14.25 acres in size and is zoned Light Industrial/Design Review/Coastal Development District (M-1/DR/CD). APN 047-312-040 (South Parcel) is approximately 5.28 acres in size and is zoned Waterfront/Design Review/Coastal Development District (W/DR/CD). A 125-foot wide portion of both parcels along Airport Street is located within the Airport Overlay (AO) Zoning District. The area of the drainage swale is zoned Resource Management-Coastal Zone/Design Review/Coastal Development District (RM-CZ/DR/CD).

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

Design Review, Coastal Development, Grading, and Use Permits have been granted and a Major Subdivision and Zoning amendment have been approved.

8. What additional approvals will be required to proceed?

County Building permit(s); water connection permit(s) and agreement(s) with MWSD for construction of a mainline extension and interior service lines

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 project site contains a 0.74-acre portion of wetlands as defined by the California Coastal Act, including 0.45-acre wetland under federal jurisdiction. To mitigate impacts to these sites, the project includes a 150 foot wetland buffer on each parcel and requires restoration and maintenance of wetlands and buffer areas. These setbacks and restoration measures prevent significant impacts, and preserve and enhance the habitat values of the sites (as approved by San Mateo County and the California Coastal Commission).

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?

N/A

* * * * *

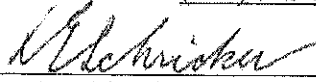
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Clemens Heldmaier, General Manager

ADDRESS: Montara Water and Sanitary District
 P.O. Box 370131
 8888 Cabrillo Highway
 Montara, CA 94037-0131

TELEPHONE: (650) 728-3545

ATTN: General Manager


 By: David E. Schricker, Attorney for MWSD

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:

| AFFECTED AGENCY | RESOLUTION NO. | DATE ADOPTED |
|--|----------------|--------------|
| Montara Water and Sanitary Sanitary District | 1598 | 10/01/2015 |
| | | |

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.

MWSD will supply potable and fire protection water service to the NPA. Big Wave will be connected to MWSD's system through three new water mains: a 500-ft long 12-inch diameter main on Airport Road between Granada Street and the NPA, a 1,000-ft long 8-inch main on Airport road between the

existing 8-inch main and Granada Street, and a 1,200-ft 10-inch line on Granada Street between the Pillar Ridge Water Treatment Plant (PRWTP) and Airport Road. A new booster station will also be constructed at PRWTP. MWSD will construct and maintain the system under an agreement with the NPA property owner(s).

2. Describe the level and range of those services.

MWSD will provide water for domestic and commercial needs. MWSD will also provide water for fire protection to street hydrants and to residential and commercial sprinkler systems.

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

Estimated six (6) months after a mainline extension and water service agreement has been entered into between MWSD and the property owner(s)

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.

All water facilities will be newly constructed. As noted in E4 above, the following will be constructed for the water facilities:

1. 500-ft 12-inch main
2. 1,000-ft 8-inch main
3. 1,200-ft 10-inch main
4. A new booster pump station

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.)

The applicant will pay for the construction of the facilities to serve the subject territory. MWSD will oversee the construction of the facilities to ensure that they are designed and constructed as per District standards and specifications. MWSD will own and operate the water facilities, and maintain the facilities with revenues collected from service fees. No special taxes, charges or fees are anticipated.

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

The Big Wave NPA Project is an approved, planned development as per the May 19, 2015 decision by the San Mateo County Board of Supervisors that currently has no public water service. The project site is adjacent to the Pillar Ridge Manufactured Home Community, which is within MWSD's boundaries. However, the NPA is not within MWSD's Sphere of Influence and is outside MWSD's corporate limits. Coastside County Water District's Sphere of Influence does include the NPA territory, but the NPA is not located within CCWD's boundaries. MWSD believes that CCWD does not object to provision of water service to the NPA by MWSD. Alternatively, on-site service by Big Wave would require drilling additional wells which would deplete limited San Mateo County groundwater

resources.

This section completed by Tatyana T Yurovsky, P.E. MWSD Water Engineer
(Name) (Title)

Applica_blk.doc
(10/6/2000)

RESOLUTION NO. 1598

RESOLUTION OF APPLICATION OF THE MONTARA WATER AND SANITARY DISTRICT REQUESTING A SPHERE OF INFLUENCE AMENDMENT OF THE MONTARA WATER AND SANITARY DISTRICT AND COASTSIDE COUNTY WATER DISTRICT AND LOCAL AGENCY FORMATION COMMISSION APPROVAL FOR EXTENSION OF SERVICES OUTSIDE JURISDICTIONAL BOUNDARIES TO THE BIG WAVE LLP NORTH PARCEL ALTERNATIVE PURSUANT TO GOVERNMENT CODE SECTION 56133

WHEREAS, the Montara Water and Sanitary District ("MWSD") has been requested to provide water service to a project entitled, "Big Wave Wellness Center and Office Park, North Parcel Alternative" ("NPA"); and

WHEREAS, on May 19, 2015, the Board of Supervisors, County of San Mateo, California, certified an Addendum to the certified Draft Environmental Impact Report and Final Environmental Impact Report for the NPA pursuant to the California Environmental Quality Act ("CEQA," Pub. Res. C. §21000 et seq.) and approved permits and other entitlements providing for the development of the NPA; and

WHEREAS, the Board's conditions of approval for the NPA require provision of water services to the NPA by MWSD; and

WHEREAS, the water services are described in the attached "Plan for Providing Service"; and

WHEREAS, the Board of Supervisors' findings Regarding Environmental Review of the NPA are hereby incorporated herein as findings of this Board with regard to provision of water service to the NPA by MWSD; and

WHEREAS, the NPA is currently located outside the corporate boundaries of MWSD and MWSD's Sphere of Influence; and

WHEREAS, in order to provide water service to the NPA the Spheres of Influence of MWSD and Coastside County Water District must be amended and extraterritorial service by MWSD must be permitted by the San Mateo County Local Agency Formation Commission; and

WHEREAS, the NPA will provide housing and employment for developmentally disabled adults and therefore promotes environmental justice, defined in Government

Code Section 56668(p) as the fair treatment of all people of all races, cultures and incomes with respect to the location of public facilities and provision of public services; and

WHEREAS, the NPA also furthers the County of San Mateo's progress in meeting the County's respective share of regional housing needs as determined by the Association of Bay Area Governments; and

WHEREAS, the Board of Supervisors' approval of the NPA, as conditioned on amendment of the Spheres of Influence of MWSD and the Coastside County Water District and the extension of water service by MWSD to serve the NPA, accommodates limited growth through the provision of services by a local agency which can best accommodate and provide a necessary governmental service and housing for persons and families of all incomes in the most efficient manner feasible consistent with the Legislature's findings and declaration of policy underlying the authority granted to Local Agency Formation Commissions pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Gov. C. §56000 et seq.; see, §56001); and

WHEREAS, amendment of the Spheres of Influence in accordance with the approval of the NPA by the Board of Supervisors and the corresponding application made hereby will not preclude implementation of Sphere policies within the authority of the San Mateo County Local Agency Formation Commission; and

WHEREAS, the technical reports and other documents submitted by MWSD included in the administrative record of the proceedings of the Board of Supervisors substantiate and confirm the present and timely future availability of water supplies for the projected needs of the NPA;

NOW THEREFORE,


BE IT RESOLVED BY THE BOARD OF THE MONTARA WATER AND SANITARY DISTRICT AS FOLLOWS:

1. The foregoing recitals are incorporated herein by reference as true statements of fact.
2. The Local Agency Formation Commission of San Mateo County is hereby requested to take proceedings in the manner provided by Title 5, Division 3, Part 2, Chapter 4 (commencing with §56425) of the Government Code to amend the Spheres

of influence of MWSD and Coastside County Water District to include the NPA within MWSD's Sphere.

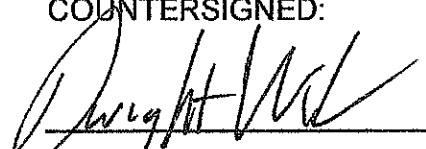
3. The Local Agency Formation Commission of San Mateo County is hereby further requested to take proceedings in the manner provided by Government Code Section 56133 to authorize MWSD to provide water service outside its jurisdictional boundaries to serve the NPA.

4. The District Secretary is hereby authorized and directed to transmit a certified copy of this resolution to the County of San Mateo Local Agency Formation Commission.



President, Montara Water and Sanitary District

COUNTERSIGNED:



Secretary

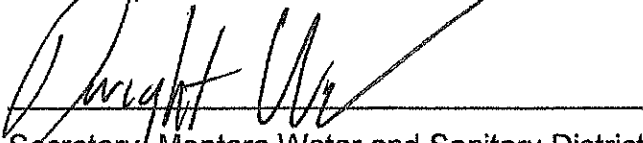
* * * *

I **HEREBY CERTIFY** that the foregoing resolution was duly and regularly adopted and passed by the Board of the Montara Water and Sanitary District, San Mateo County, California, at a meeting thereof held on the 1st day of October, 2015 by the following vote:

AYES, Directors:

NOES, Directors:

ABSENT, Directors:



Secretary, Montara Water and Sanitary District

