

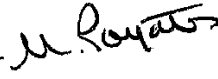


LOCAL AGENCY FORMATION COMMISSION

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

November 18, 2015

To: LAFCo Commissioners

From: Martha Poyatos, Executive Officer 

Subject: Addendum Report: LAFCo File No. 15-08—Proposed Amendment to the SOI of Montara Water and Sanitary District and Coastside County Water District and Extension of Water Service by Montara Water and Sanitary District to the Big Wave Wellness Center and Office Park Project – North Parcel Alternative (Big Wave - NPA) (19.4 acres)

The Montara and Water and Sanitary District has submitted a corrected application with the correct description of how water infrastructure will be extended to the project. Page 4, second full paragraph is revised to read as follows:

The reason for the water extension is to provide safe and reliable water supply for the residential and commercial facilities, including fire suppression. Big Wave will be connected to the MWSD system through a 1,000 foot long 8 or 10-inch diameter main in Airport Road between 860 Airport Road and the NPA Property. Internal mains and lateral connections will also be constructed for service within the Big Wave property. In addition to water for domestic and commercial needs, MWSD will provide water for fire protection to street hydrants and to residential and commercial sprinkler systems.

This correction does not change the substance of the requested action or staff recommendation contained in the November 11, 2015 report.

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

(Revised 11/17/15)

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 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 MWSO 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

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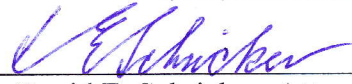
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: 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?

 x 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. NPA will be connected to MWSD's system through one new water main approximately 1000-ft long, 8 or 10 inch diameter, on

Airport Road between 860 Airport Road and the NPA. Internal mains and lateral connections will also be newly constructed for service to the parcels within the NPA. (Revised 11/17/15)

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 E1 above, the following will be constructed for the water facilities: One (1) approximately 1000-ft long, 8 or 10 inch diameter main for delivery of water to the NPA property; internal mains and lateral connections will also be new construction. (Revised 11/17/15)

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)