

**APPLICATION FOR A SPHERE OF INFLUENCE AMENDMENT AND ANNEXATION
TO THE SAN MATEO LOCAL AGENCY FORMATION COMMISSION**

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed sphere of influence amendment and annexation including the agency/district that is subject to the amendment.

County Service Area 11 (CSA-11) is requesting to expand its existing Sphere of Influence to include the Pescadero Middle/High School located at 350-360 Butano Cut Off (APN 087-053-010) for the purpose of future annexation to allow for water service to the school and to a proposed CALFire station (Fire Station 59). A well on the property has historically supplied domestic water to the school; however, due to elevated contaminant levels in the drinking water, the school has relied on bottled water for drinking for several years. Efforts to provide domestic water to the site by drilling an additional well have been unsuccessful. The County is pursuing a waterline extension to connect the school and future fire station to the CSA-11 water system in order to supply domestic water needs to both facilities.

2. Estimated acreage of sphere of influence amendment and annexation: 28 acres.

B. SERVICES

1. List all existing public service providers within the existing sphere of influence. 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 operation. Example is given on the first two lines of the space provided for your response.

Service	Provider	Operating Funding
Police	Co. Sheriff	Taxes
Sewer	None – Properties within CSA-11 are on private septic systems	None
Water	CSA-11	Fees
Fire	CALFire	Taxes
Street Lighting	Pescadero Highway Lighting District	Taxes

Streets	County of San Mateo	Taxes
Solid Waste	County of San Mateo	Fees
Parks	County of San Mateo	Taxes and fees
Library	Library Joint Power Authority	Taxes and fees

2. For the sphere of influence amendment, what services would be proposed to be provided:

Service	Provider	Operating Funding
Water	CSA-11	Fees

3. For sphere of influence amendments, a municipal service review must be undertaken by San Mateo LAFCo. Please see Attachment A for a list of information requested by LAFCo to conduct this service review.

C. **PROJECT PROPOSAL INFORMATION**

1. Please describe the general location of the territory which is the subject of this sphere of influence amendment. Refer to major highways, roads and topographical features.

The territory is in unincorporated Pescadero, approximately two miles east of the Pacific Ocean and Highway 1 and west of the Southern Coast Range. The subject parcel is located approximately 1 mile southeast from the center of the Town of Pescadero, and is bounded by Cloverdale Road to the west, and Butano Cutoff to the south. Pescadero Creek runs to the northeast of the parcel.

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

Pescadero Middle/High School is located on the property. This school serves both middle school and high school students (approximately 190 students and staff).

3. How are adjacent lands used?

North: Agricultural lands

South: Agricultural lands/farm worker housing

East: Agricultural lands

West: Agricultural lands

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

Institutional

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

Resource Management-Costal Zone/Costal Development (RM-CZ/CD)

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

Prior to securing Coastal Development Permits and building permits for the project, the County must complete text and map amendments to its Local Coastal Program (LCP) to facilitate the project. The proposed amendments have been recommended by the County Planning Commission and will be considered by the Board of Supervisors concurrently with this application to LAFCo, on November 15, 2022. The proposed LCP amendments will then be submitted to the California Coastal Commission for final certification. Pursuant to the California Environmental Quality Act, a draft Initial Study and Mitigated Negative Declaration have been prepared for the project and submitted to the Board of Supervisors for certification also on November 15, 2022.

7. What additional approvals will be required to proceed?

- Certification of the Initial Study and Mitigated Negative Declaration by the Board of Supervisors
- Certification of text and map amendments to the San Mateo County Local Coastal Program by the California Coastal Commission

- Issuance of hearing-level Coastal Development Permits, approved by the Planning Commission
- Issuance of building permits by the Planning & Building Department

8. 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 subject parcel contains 2.1 acres of potentially jurisdictional wetlands (0.2 acre of emergent channel and 1.9 acre of riparian habitat), as determined by the report Delineation of Potential Jurisdictional Waters, CSA-11 Water Service Extension and Pescadero Fire Station (Station 59) Projects (Vollmar Natural Lands Consulting, May 2021). Both wetland features are outside of the building envelope for the new fire station, and outside of the proposed pipeline alignment.

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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: Sophie Mintier, Interim Assistant Director

EMAIL: smintier@smcgov.org

ADDRESS Planning & Building Department

455 County Center, 2nd Floor

Redwood City, CA 94063

TELEPHONE 650/363-1865

ATTN: _____

Signature of Proponent



Pescadero Area - CSA-11

