



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
County Manager



**Date:** July 28, 2015  
**Board Meeting Date:** September 1, 2015  
**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** John L. Maltbie, County Manager

**Subject:** County acquisition of three parcels as the successor agency to the Los Trancos County Water District

**RECOMMENDATION:**

Adopt a resolution authorizing the acquisition of Assessor Parcel Numbers 080-241-410, 080-071-010, and 080-100-060 in connection with the dissolution of the Los Trancos County Water District.

**BACKGROUND:**

The Los Trancos County Water District (LTCWD) was formed in 1954 to provide potable water service on behalf of its constituents, pursuant to the California Water Code. In 2005, LTCWD sold its water system to California Water Service Company and was no longer the water supplier to the Los Trancos Woods community. However, LTCWD continued to collect tax revenues and retained ownership of four parcels. The tax dollars were used for enhanced vegetation management and storm water conveyance system studies and improvements. The four parcels, Assessor Parcel Numbers (APNs): 080-060-580; 080-071-010; 080-100-060; 080-241-410, are all primarily in their natural condition, a preference of the local community.

LTCWD has filed a resolution of application with LAFCo for dissolution pursuant to several specific conditions. By Resolution No. 1193, LAFCo approved the application.

On July 7, 2015 the Board approved the formation of the Los Trancos County Maintenance District, conditioned upon the dissolution of the LTCWD. The Streets and Highways Code provides that any property acquired by a county maintenance district be titled in the name of the county.

**DISCUSSION:**

LAFCo's approval of the application was conditioned upon a number of items, some of which are as follows:

- 1) The effective date of the dissolution shall be October 1, 2015.
- 2) Formation of the Los Trancos County Maintenance District, with all records transferrable to the County, as successor agency.
- 3) Acquisition of the LTCWD-owned Lake Parcel by the County and acquisition of Red Shed property by the Woodside Fire Protection District.
- 4) Conservation easements by Midpeninsula Regional Open Space District on the Red Shed and the Lake Parcel.
- 5) The County Maintenance District will be the successor to LTCWD and succeed to the rights, property, interest's duties and obligations of the existing LTCWD.

County Acquisition of APNs: 080-071-010, 080-241-410 and 080-100-060

APN 080-071-010 is located in unincorporated Los Trancos Woods at the southern edge of Portola Valley and contains a small reservoir with some residual land surrounding the reservoir. Adjacent to this parcel, on the westerly side is APN 080-241-410, which is a small landlocked parcel, located in the Town of Portola Valley. Collectively, these two parcels are commonly known as the Lake Property. To preserve both parcels in their current undeveloped state for use as a reservoir, open space, and viewing area in perpetuity, the LTWD plans to offer a permanent conservation easement to MROSD restricting the future use of the property, prior to the transfer of fee title to the County.

APN 080-100-060 is a .20 acre, landlocked parcel at the edge of Los Trancos Creek. It is zoned R-1/S-108 with a low density residential General Plan designation. It is anticipated that this parcel will be sold with the proceeds to be used by the County Maintenance District for District services.

As successor agency to LTCWD, the County's acquisition of real property is not contingent upon due diligence measures that may otherwise terminate or amend a transfer of assets due to findings. It is anticipated that due diligence measures will not be completed on the real property prior to the transfer of fee title to the County and the County will take the property as-is. Given the dissolution, LTCWD may not be able to provide any mitigation measures.

County Counsel has reviewed and approved this resolution as to form. Planning and Building has approved the APNs 080-071-010 and 080-100-060 as to General Plan Conformity. This action is categorically exempt under CEQA guidelines.

Approval of this action contributes to the Shared Vision 2025 outcome of an Environmentally Conscious Community by enabling the newly formed County Maintenance District to provide the necessary resource management activities.

**FISCAL IMPACT:**

There is no fiscal impact to the General Fund as the County will acquire the properties as successor agency to LTWCD

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## Attachment A – Vicinity Map