



# LOCAL AGENCY FORMATION COMMISSION

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

March 14, 2007

To: Members, Formation Commission

From: Martha Poyatos, Executive Officer

Subject: LAFCo File No. 07-07—Proposed Extension of water service by the City of Redwood City to 445 West Maple Way pursuant to Section 56133

### Summary

Pursuant to Government Code Section 56133, Commission approval is required for provision of new service by cities or districts to territory outside of the agency's boundaries. This section also permits extension of service outside an agency's boundaries and outside the sphere of influence to respond to an existing public health or safety threat. In requesting extension of service outside City boundaries, the code requires that the public agency apply to LAFCo by resolution on behalf of the landowner and provide evidence of an existing or impending public health or safety hazard. In this case, the City of Redwood City has applied for approval of an agreement to provide one water service connection for a proposed three-lot subdivision at 445 West Maple Way in unincorporated San Mateo County approved by the County of San Mateo. The subject property is not within the sphere of influence, however the existing home is already served by Redwood City<sup>1</sup> and water line improvements associated with the subdivision will mitigate an existing public safety hazard because existing water lines do not have adequate pressure for fire protection. Please see Woodside Fire Protection letter. Commission approval is recommended.

### Staff Report and Recommendation:

The subject property is not in any city sphere of influence. The subject territory is bordered by San Francisco Water Department lands west of Redwood City near I-280. The San Mateo County Planning and Building Division approved a three-lot subdivision with conditions including extension of service by the City of Redwood City. The Planning Department reports that the General Plan land use designation is Open Space and zoning is R-1/S-7 (5,000 square foot minimum lot size). The proposed subdivision results in three parcels of approximately 1 acre. General Plan Policy 10.13 supports

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<sup>1</sup> Under the City of Redwood City water supply assurance agreement with City and County of San Francisco, the Redwood City water service area is expansive including areas outside the City's sphere of influence. LAFCo staff continues to work with the City on Section 56133 and how areas outside city boundaries might be addressed collectively.

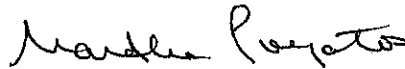
efforts to improve water distribution and storage systems in unincorporated neighborhoods and communities.

As stated above, the subject property is not within the sphere of influence of the City of Redwood City but the existing home is already served by the City and improvements associated with the new water service mitigates a public health threat. The proposal is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) because it consists of water extension to an exempt facility (up to three single-family residences).

The proposal is consistent Section 56133 [c] which permits an agency to extend service outside its boundary and sphere of influence in response to an existing threat to public safety. It is therefore respectfully recommended that the Commission approve the proposed request for extension of service.

**Recommended Commission Action, by motion:** Approve LAFCo File No. 07-07— Proposed Extension of Water Service by City of Redwood City to 445 West Maple Way, Unincorporated San Mateo County by the City of Redwood City pursuant to Section 56133 and direct staff to transmit a letter of approval to the City of Redwood City and the property owner.

Respectfully submitted,



Martha Poyatos  
Executive Officer

Enclosures:      Application Materials  
                         Woodside Fire District Letter

C:      Javier Sierra, Superintendent, Redwood City Water Dept.  
         Matt Seubert, Project Planner  
         Jon Kazanjian, Property Owner

ORIGINAL

RESOLUTION NO. 14766

**RESOLUTION OF APPLICATION BY THE CITY OF REDWOOD CITY  
REQUESTING THE LOCAL AGENCY FORMATION COMMISSION  
APPROVAL FOR EXTENSION OF WATER SERVICE OUTSIDE  
JURISDICTIONAL BOUNDARIES PURSUANT TO GOVERNMENT  
CODE SECTION 56133**

**WHEREAS**, the City of Redwood City ("City") has provided water service to the existing residence at 445 West Maple Way, Woodside, California (APN 068-100-210), which is outside the City's jurisdictional boundaries and outside the City's sphere of influence; and

**WHEREAS**, the original lot at 445 West Maple Way is currently being subdivided into three parcels with existing residences located on Parcels A and C; and

**WHEREAS**, Development of Parcel B will require a new water connection and service from the City of Redwood City; and

**WHEREAS**, the City of Redwood City has been requested by the property owner of 445 West Maple Way, Woodside, (APN 068-100-210) to provide water service to 445 West Maple Way, Woodside, Parcel B (APN 068-100-210); and

**WHEREAS**, the County of San Mateo has approved a minor subdivision of 445 West Maple Way, Woodside, (APN 068-100-210) that would require water service from the City of Redwood City; and

**WHEREAS**, the property owner has provided documentation that water extension will mitigate an existing public safety hazard, and the San Mateo County

Fire/California Department of Forestry has determined that a fire hydrant is required in the immediate area to mitigate an existing public safety hazard; and

**WHEREAS**, this project is exempt from State CEQA Guidelines. (Section 15303(d) of Guidelines)

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REDWOOD CITY, AS FOLLOWS,**

1. That the City Manager or his designee submit an application to the Local Agency Formation Commission requesting approval of an extension of the water service outside the City's jurisdictional boundaries and sphere of influence to 445 West Maple Way, Woodside, (APN 068-100-210) pursuant to California Government Code Section 56133 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

2. That the Local Agency Formation Commission of San Mateo County is hereby requested to take proceedings in the manner provided by California Government Code Section 56133.

\* \* \*

Passed and adopted by the Council of the City of Redwood City at a Regular Meeting thereof held on the 12<sup>th</sup> day of March, 2007 by the following votes:

A YES, and in favor of the passage and adoption of the foregoing resolution,

Council members: Aguirre, Bain, Foust, Hartnett, Howard, Ira, and Mayor Pierce

NOES: None

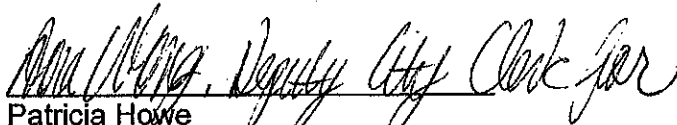
ABSTAIN: None

ABSENT: None



BARBARA PIERCE  
Mayor of the City of Redwood City

Attest:



Patricia Howe  
City Clerk of Redwood City

I hereby approve the foregoing resolution this 13<sup>th</sup> day of March, 2007.



BARBARA PIERCE  
Mayor of the City of Redwood City

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.

Extension of water service to newly created residential parcel at 445 West Maple Way, Woodside, CA, pursuant to Government Code § 56133.

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

3. What are the reasons for the proposal?  
To provide water service to two newly created residential parcels (one additional residence).

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

Yes  No

5. Estimated acreage: 3.21 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.

N/A, proposal requests extension of service and does not propose boundary change.

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. Examples are given on the first two lines of the space provided for your response.

SERVICE	PRESENT SOURCE	PROPOSED SOURCE	FUNDING SOURCE	
			CONSTRUCTION	OPERATING
<u>Water</u>	<u>Redwood City</u>	<u>Redwood City</u>	<u>proponent</u>	<u>fees</u>

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. 445 West Maple Way, Unincorporated San Mateo County

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

3. How are adjacent lands used?

North: Vacant lands of San Francisco Water Department

South: Vacant lands of San Francisco Water Department

East: Residential

West: Vacant lands of San Francisco Water Department

4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed? Water extension is a condition of approval of a minor subdivision approved by San Mateo County Planning Department.

5. What is the general plan designation of the subject territory? Open Space (residential).

6. What is the existing zoning designation of the subject territory? R-1/S-7 Single Family Residential /5000 sq. ft. minimum parcel size.

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

A negative declaration was approved by the County.

A tentative map for a minor subdivision was approved by the County.

8. What additional approvals will be required to proceed? (Please Check with County of San Mateo Public Works regarding right of way encroachment, etc. and list here).

See Letter of Approval attached.

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? No.

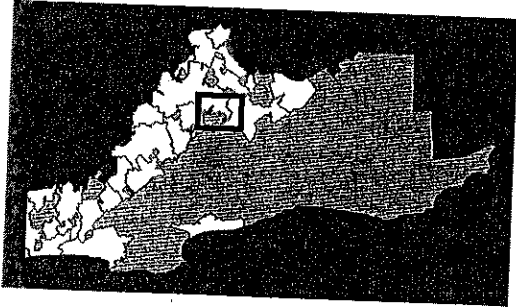
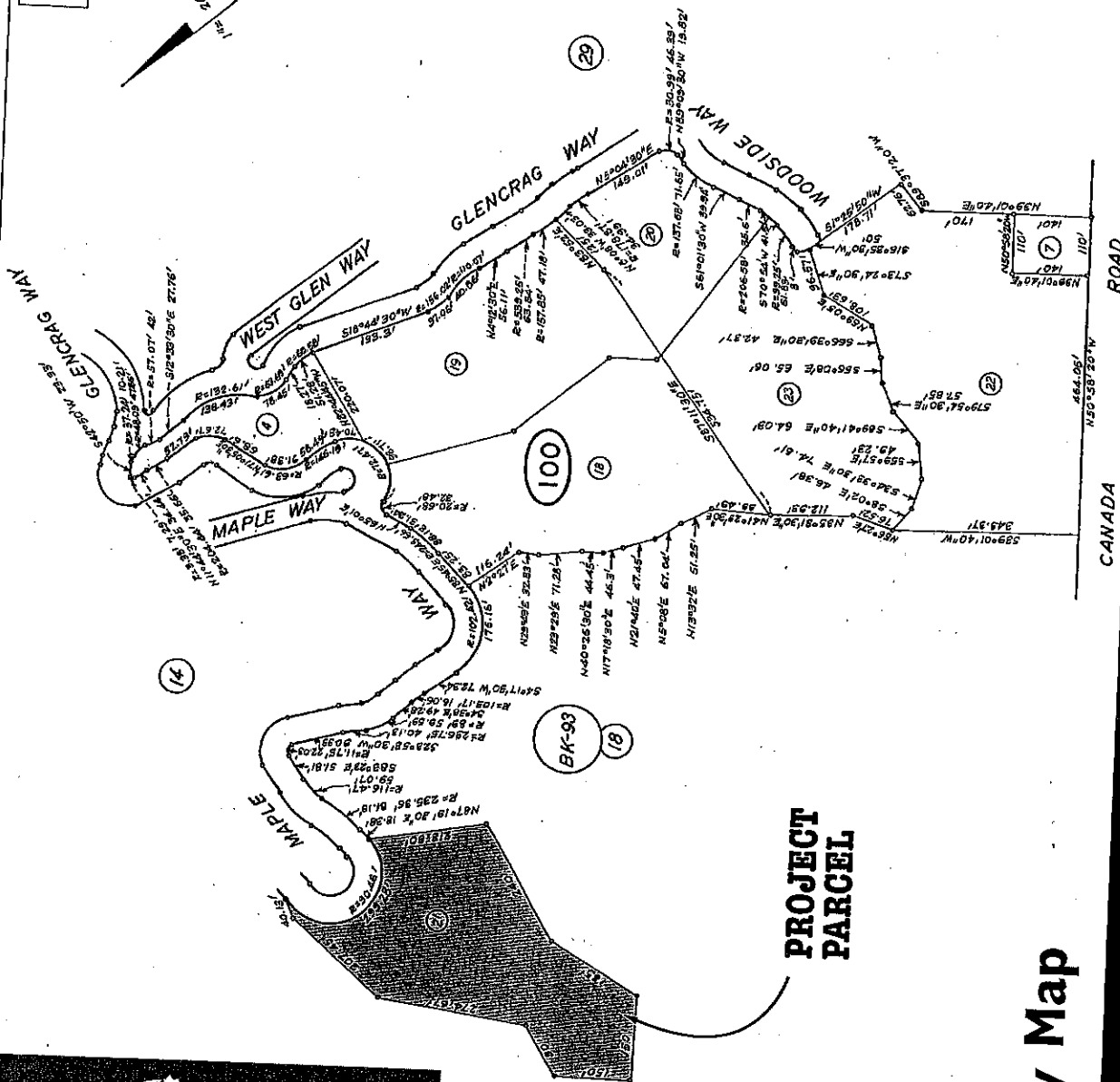
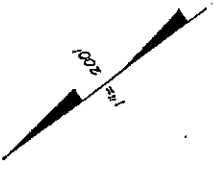
10. If no specific development projects are associated with this proposal, will the proposal increase the potential for development of the property? If so, how? As noted above, water service is condition of approval of minor subdivision to allow construction of a single-family home. Improvements to water system in connection with service extension will bring water lines to adequate pressure for fire protection. (See attached)

letter from the Woodside Fire Protection District Fire Marshall





68-10



# Vicinity Map

**San Mateo County Zoning Hearing Officer Meeting**

Owner/Applicant: **JON KAZANJIAN**

File Numbers: **PLN 2003-00489**

Attachment: **B**