

SAN MATEO

**LOCAL AGENCY FORMATION COMMISSION**

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

March 12, 2014

To: Members, Formation Commission
From: Martha Poyatos, Executive Officer
Subject: LAFCo File No. 14-01—Proposed Water Extension by City of Redwood City to newly created parcel at 1005 Lakeview Way (Unincorporated Redwood City) pursuant to Government Code Section 56133

Summary

Pursuant to Government Code Section 56133, Commission approval is required for extension of service by local agencies to territory outside the agency's boundaries. This section requires that the public agency apply to LAFCo by resolution on behalf of the landowner. In this case, the City of Redwood City has applied for extension of water service to a proposed single-family home on a newly created parcel at 1005 Lakeview Way in Unincorporated Emerald Lake Hills. A water connection is required by the County of San Mateo to issue a building permit. The project area is within the sphere of influence (SOI) of the City of Redwood City and the City's water service area. Commission approval is recommended.

Staff Report and Recommendations

This proposal was submitted by resolution of the City of Redwood City as a condition of approval by the San Mateo County Planning and Building Department. The subject area is within the SOI of the City of Redwood City and the City's water service area, yet it is not contiguous with the City boundary and annexation is not feasible at this time. Section 56133, however, permits extension of water service in anticipation of future annexation.

San Mateo County Environmental Health reports that the City of Redwood City provides the available water and that the County-governed Emerald Lake Heights Sewer Maintenance District provides sewer service in the area. The proposal has no adverse environmental health significance and there are no registered voters in the subject territory. The property owner is required to extend the water main in Lakeview Way to serve the proposed home.

California Environmental Quality Act

The project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3, relating to new construction of up to three single-family homes.

Recommendation

By motion, approve LAFCo File 14-01—Proposed Water Extension by City of Redwood City to Newly Created Parcel at 1005 Lakeview Way (Unincorporated Redwood City) and direct the Executive Officer to send a letter of approval to the City and the property owner.

Distribution: Javier Sierra, Water Department, City of Redwood City
Building Department, County of San Mateo
Ron Grove, Applicant

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

RECEIVED

JAN 29 2014

LAFCO

A. GENERAL INFORMATION

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

Extension of water service to proposed development at 1005 Lakeview Way (subdivision) (unincorporated San Mateo County) pursuant to Government Code Section 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
 x An affected public agency, by resolution

3. What are the reasons for the proposal?

To provide water service to newly constructed single-family residence

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

 x Yes No

5. Estimated acreage: 45,681

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 | PROPOSED | FUNDING SOURCE | |
|--------------|-------------|-------------------------------|------------------|-------------|
| | SOURCE | SOURCE | CONSTRUCTION | OPERATING |
| <i>water</i> | <i>None</i> | <i>"City of Redwood City"</i> | <i>proponent</i> | <i>fees</i> |

C. PROJECT PROPOSAL INFORMATION

- Please describe the general location of the territory which is the subject of this proposal. Refer to major highways, roads and topographical features.
(Fill in with address, street, nearest cross street)
- Describe the present land use(s) in the subject territory:
Residential
- How are adjacent lands used?
North: Residential
South: " "
East: " "
West: " "
- Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?
Water extension would serve (insert # of) proposed single family residence(s) under the jurisdiction of San Mateo County Planning Department.
- What is the general plan designation of the subject territory?
Single Family Residential
- What is the existing zoning designation of the subject territory?
Single Family Residential
- What rezoning, environmental review or development approvals have already been obtained for development in the subject territory? None
- What additional approvals will be required to proceed? (Please Check with County of San Mateo Public Works regarding right of way encroachment, etc.)

- 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 necessary to serve a proposed single-family home.

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: _____
 ADDRESS: 865 Sweeney
Rm Grove R.C. 94063

PHONE: _____

ATTN: Ron Grove

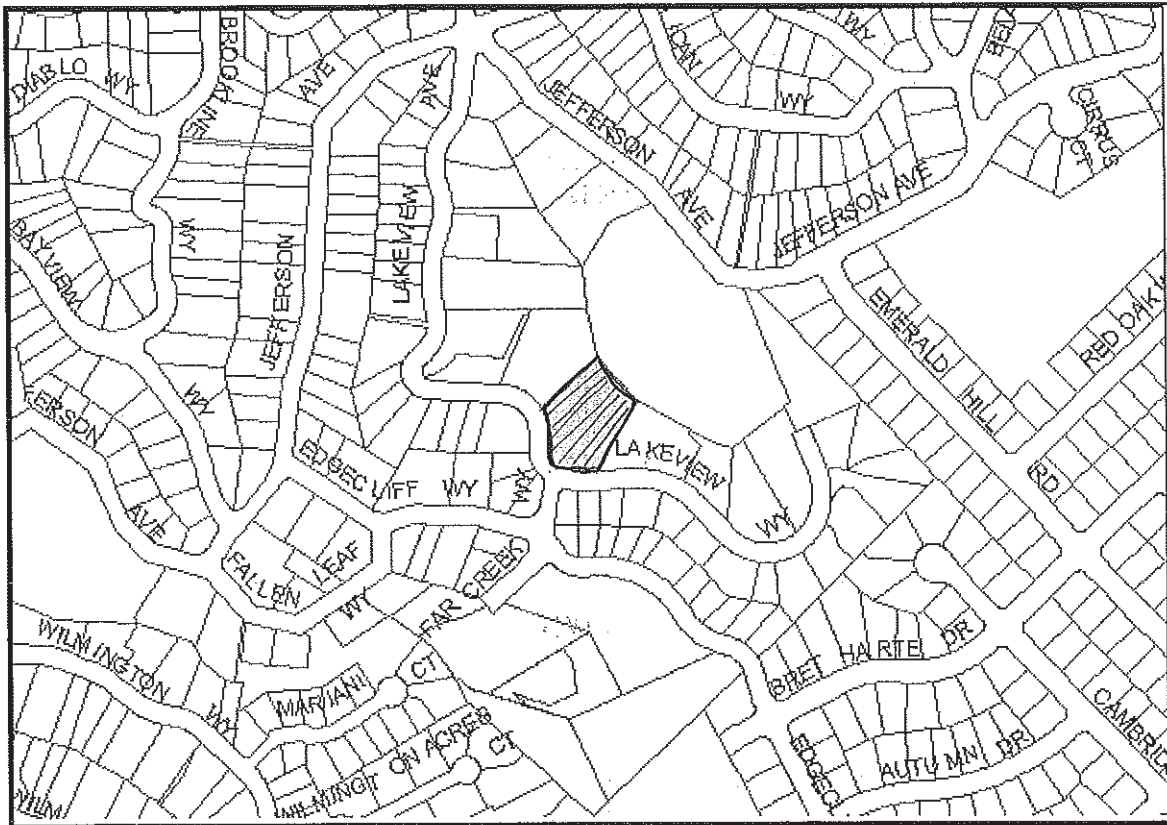
By: [Signature]
 Signature of Proponent

Note: Pursuant to Government Code Sections 56700.1 and 81000 et seq. Any person or combination of persons who directly or indirectly contribute \$1000 or more or expend \$1000 or more in support of or opposition to a change of organization or reorganization that has been submitted to the Commission and will require an election must comply with the reporting and disclosure requirements of the Political Reform Act of 1974.

Must be accompanied by City of Redwood City Resolution of Application And LAFCo fees

**SELECTED
PROPERTY**

Situs: 1005 Lakeview Way , Redwood City
Owner: Agua Vista Partners Llc, 865 Sweeney, Redwood City, CA, 94063-
APN: 057270030



Date Created: Thursday, January 30, 2014

Print

ORIGINAL

RESOLUTION NO. 15330

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

WHEREAS, the property located at 1005 Lakeview Way, APN 057-270-030 (the "Property"), Unincorporated San Mateo County, California is outside the City's jurisdictional boundaries, but inside City's sphere of influence and water service area; and

WHEREAS, the existing single family residence at 1005 Lakeview Way is currently served by Redwood City Water; and

WHEREAS, the County of San Mateo is processing an application to subdivide the original lot at 1005 Lakeview Way in two parcels: Parcel 1 and Parcel 2; and

WHEREAS, the County of San Mateo is also processing an application for a demolition permit to remove the existing single family residence at 1005 Lakeview Way; and a building permit to construct two new single family homes; on Parcel 1 and Parcel 2 respectively; and

WHEREAS, the existing water service will continue to serve parcel 2; and

WHEREAS, the County of San Mateo's approval of the proposed subdivision and development of the new parcel is conditioned upon the Property owner obtaining a new water connection and service for Parcel 1 from the City of Redwood City; and

WHEREAS, the Property is within Redwood City Water Service Area, and there is no other water purveyor in the area; and

WHEREAS, the Property owner has requested that the City of Redwood City provide water service to Parcel 1; and

WHEREAS, construction of these new single family homes requires the Property owner to construct a water main extension to extend along the entire frontage of the two new parcels, and close loop to eliminate dead end condition, pursuant to City's Ordinance No. 2325; and

WHEREAS, the Property owner is in the process of applying for a construction permit to install the above mentioned water main extension.

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

1. The City Manager or his designee is hereby authorized and subject to the conditions listed below, directed to 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 within the City's sphere of influence and water service area to Parcel 1 of the lot commonly referred to as 1005 Lakeview Way, Unincorporated San Mateo County, California (APN 057-270-030) pursuant to California Government Code Section 56133 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

2. Conditions for application and water service:

- a) LAFCO approval of the application for the proposed water service connections;
- b) Property owner's payment of LAFCO fees;
- c) After approval of the construction drawings by the San Mateo County Building Department and upon application for new water service, property owner's payment

of all applicable Redwood City fees, including connection fees associated with providing proposed water services;

- d) Property owner's payment of the city's water service annexation fees;
- e) Property owner's installation, or payment for the city to install, a new water service line;
- f) Property owner is responsible for the design, construction, and connection of any water main modifications, expansions or extensions necessary to provide adequate flow for domestic use and fire suppression, in accordance to City Code Section 38.26 and as determined by city;
- g) Property owner shall pay the fees for any construction permit in connection with all above improvements, and shall pay associated costs for plan review and inspections.
- h) The owner of the property shall adhere to all the review comments and conditions of service stated by the city; and
- i) The owner agrees to abide with all of the above conditions.

3. 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.

4. This project is exempt from State CEQA Guidelines. (Section 15303(d) of Guidelines).

* * *

Passed and adopted by the Council of the City of Redwood City at a
City Council Meeting thereof held on the 10th of March, 2014 by the following
votes:

Council members: Aguirre, Bain, Foust, Howard, Pierce, Seybert and Mayor Gee

NOES: None

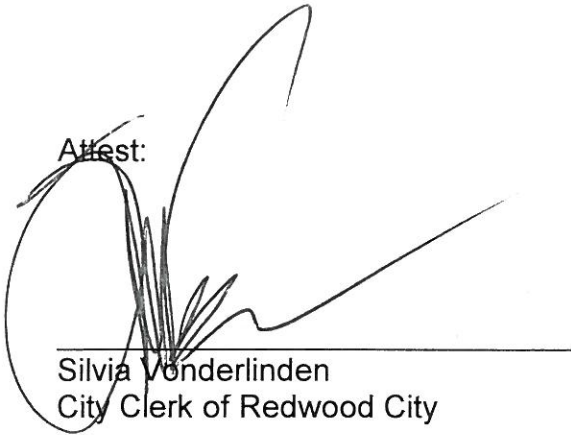
RECUSED: None

ABSENT: None



Jeffrey Gee
Mayor of the City of Redwood City

Attest:



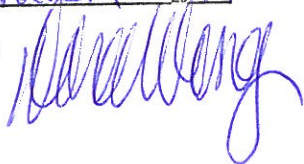
Silvia Wunderlinden
City Clerk of Redwood City

I hereby approve the foregoing
resolution this 12th day of March 2014.

CITY OF REDWOOD CITY
Dora Wong, Office of the City Clerk of the City of Redwood City
does hereby certify that the above and foregoing is a full true and
correct copy of Resolution
NO. 15330

In Witness Whereof, I have hereunto set my hand and the seal of
said City this 12 day of March 2014

Dora Wong
Deputy City Clerk



Jeffrey Gee
Mayor of the City of Redwood City

**SELECTED
PROPERTY**

Situs: 1005 Lakeview Way , Redwood City
Owner: Agua Vista Partners Llc, 865 Sweeney, Redwood City, CA, 94063-
APN: 057270030



Date Created: Thursday, January 30, 2014

Print