

SAN MATEO

**LOCAL AGENCY FORMATION COMMISSION**

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

December 12, 2012

To: Members, Formation Commission

From: Martha Poyatos, Executive Officer

Subject: LAFCo File No. 12-08--Request by the City of Redwood City to Extend Water Service to 35 Agua Vista Court, Unincorporated San Mateo County

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, on behalf of the property owner, has applied for extension of water service to a proposed single family home on 35 Agua Vista Way in Unincorporated Emerald Lake Hills. The water connection is a County of San Mateo condition of approval for a building permit for a proposed single family home. The project area is within the sphere of influence of the City of Redwood City and the City's water service area but is not contiguous to the City boundary and not eligible for annexation at this time. Commission approval is recommended.

Staff Report and Recommendation:

This proposal was submitted by resolution of the City of Redwood City as a condition of approval of the San Mateo County Building Department construction of a single family home. The parcel is not contiguous to the City boundary. Service would be provided via a connection in an existing six-inch water line fronting the property. Service extension includes installation of a new fire hydrant at maximum distance of 500 feet from the proposed residence as required by Woodside Fire Protection District. The subject area is within the sphere of influence of the City of Redwood City and the City's water service area under the City's water supply agreement with San Francisco Public Utilities Commission. Section 56133 allows LAFCo to approve extension of water service in anticipation of annexation and within city or district spheres of influence.

LAFCo File 12-08 –Extension of Water by Redwood City to 35 Agua Vista Court
December 12, 2012

Departmental and Agency Reports:

San Mateo County Environmental Health

San Mateo County Environmental Health reports that the City of Redwood City provides the available water and the County-governed Emerald Lake Heights Sewer Maintenance District provides sewer service in the area and the proposal has no adverse environmental health significance.

Assessor:

The property is assessed at \$1,355,011.

Elections:

There are no registered voters.

San Mateo County Planning Policies:

The General Plan land use designation is Low Density Residential and zoning is residential hillside/design review. General Plan Policies 7.3, 7.7, 8.29, 8.31, 10.10 and 10.13 encourage infill development at appropriate densities in locations where appropriate infrastructure can be provided and encourage extension of such infrastructure including water service to new development in unincorporated areas. The proposed extension is consistent with the listed policies and with the existing land use designation, zoning and existing development pattern.

City of Redwood City:

The City of Redwood City reports that extension is consistent with water service delivery patterns in the area.

LAFCo File 12-08 –Extension of Water by Redwood City to 35 Agua Vista Court
December 12, 2012

California Environmental Quality Act (CEQA):

The County of San Mateo, acting as lead agency under the California Environmental Quality Act (CEQA) as lead agency found that the project is exempt from CEQA pursuant to Section 15303, Class 3, relating to new construction of a single family home.

Recommendation:

1. By motion, it is recommended the Commission the certify that the water extension is exempt from CEQA pursuant to Section 15303 of Public Resources Code, Class 3 construction of exempt facilities (single family home).
2. By motion, approve LAFCo File No. 12-08—Proposed Extension of Water Service by the City of Redwood City to 35 Agua Vista Court, and direct the Executive Officer to send a letter of approval to the City and the property owner.

C: Javier Sierra, City of Redwood City Water Department
Ron Grove, Project Proponent

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 proposed development at 35 Agua Vista, (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
 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?
 Yes No

5. Estimated acreage: 87,261' (2.03 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	PROPOSED	FUNDING SOURCE	
	SOURCE	SOURCE	CONSTRUCTION	OPERATING
water	None	"City of Redwood City"	proponent	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.
35 Agua Vista, Unincorporated San Mateo County
2. Describe the present land use(s) in the subject territory:
Residential
3. How are adjacent lands used?
North: Residential
South: " "
East: " "
West: " "
4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?
Water extension would serve a proposed single family residence under the jurisdiction of San Mateo County Planning Department.
5. What is the general plan designation of the subject territory? (Please provide this info) LOW DENSITY RESIDENTIAL
6. What is the existing zoning designation of the subject territory? (Please provide this information) RH / DR
7. What rezoning, environmental review or development approvals have already been obtained for development in the subject territory? None
8. 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: Ron Grove

PHONE: 650-867-3531

ATTN: _____

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 ||

11/05/2012

ORIGINAL**RESOLUTION NO. 15226****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 35 Agua Vista Court, Unincorporated San Mateo County, California (APN 068-081-520) (the "Property"), is outside the City's jurisdictional boundaries, but inside City's sphere of influence and water service area; and

WHEREAS, the County of San Mateo is processing an application for a building permit to construct a new single family home at the property that requires water service from the City of Redwood city; and

WHEREAS, the Woodside Fire Department has determined that a fire hydrant is required in the immediate area to mitigate an existing public safety hazard; and

WHEREAS, the Property owner has requested that the City of Redwood City provide water service to the property at 35 Agua Vista Court; and

WHEREAS, the water service connection proposed for the single-family residence at the property is subject to the following conditions and fees:

1. LAFCO approval of the application for the proposed water service connection;
2. Property owner's payment of LAFCO fees;
3. 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 service;
4. Property owner's payment of the city's water service annexation fees;
5. Property owner's installation, or payment for the city to install, a new water service line;
6. Property owner's installation, or payment for the city to install, a new fire hydrant at the location indicated by Woodside Fire Department;

11/05/2012

7. Property owner is responsible for the design, construction, and connection of any water main modifications or extensions necessary to provide adequate flow for domestic use and fire suppression, in accordance to Redwood City Municipal Code Section 38.26 and as determined by city;
8. 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.
9. The owner of the property shall adhere to all the review comments and conditions of service stated by the city; 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. The City Manager or his designee is hereby authorized and 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 the property at 35 Agua Vista Court, Unincorporated San Mateo County, California (APN 068-081-520) pursuant to California Government Code Section 56133 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

2. 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.

* * *

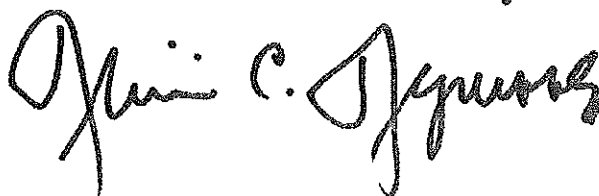
Passed and adopted by the Council of the City of Redwood City at a Joint City Council/Successor Agency Meeting thereof held on the 5th of November, 2012 by the following votes:

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

NOES: None

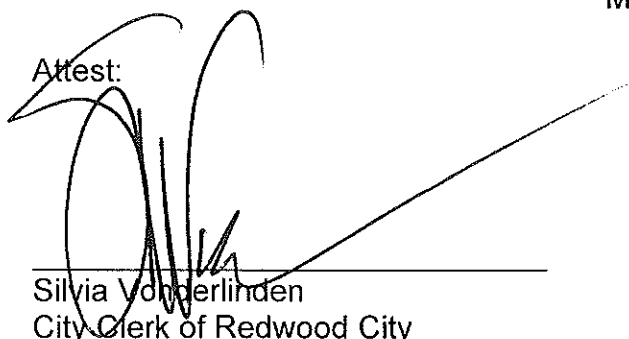
RECUSED: None

ABSENT: None



Alicia C. Aguirre
Mayor of the City of Redwood City

Attest:



Silvia Vonderlinden
City Clerk of Redwood City

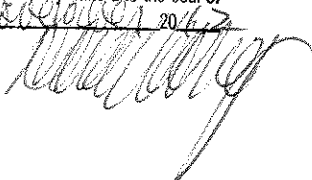
CITY OF REDWOOD CITY

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

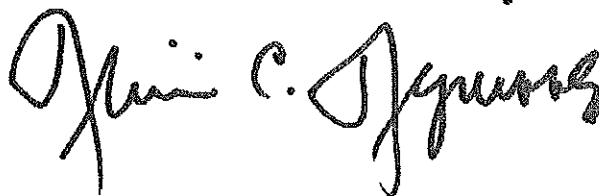
NO # 15226

In Witness Whereof, I have hereunto set my hand and the seal of said City this 8 day of November 2012

Dora Wong
Deputy City Clerk



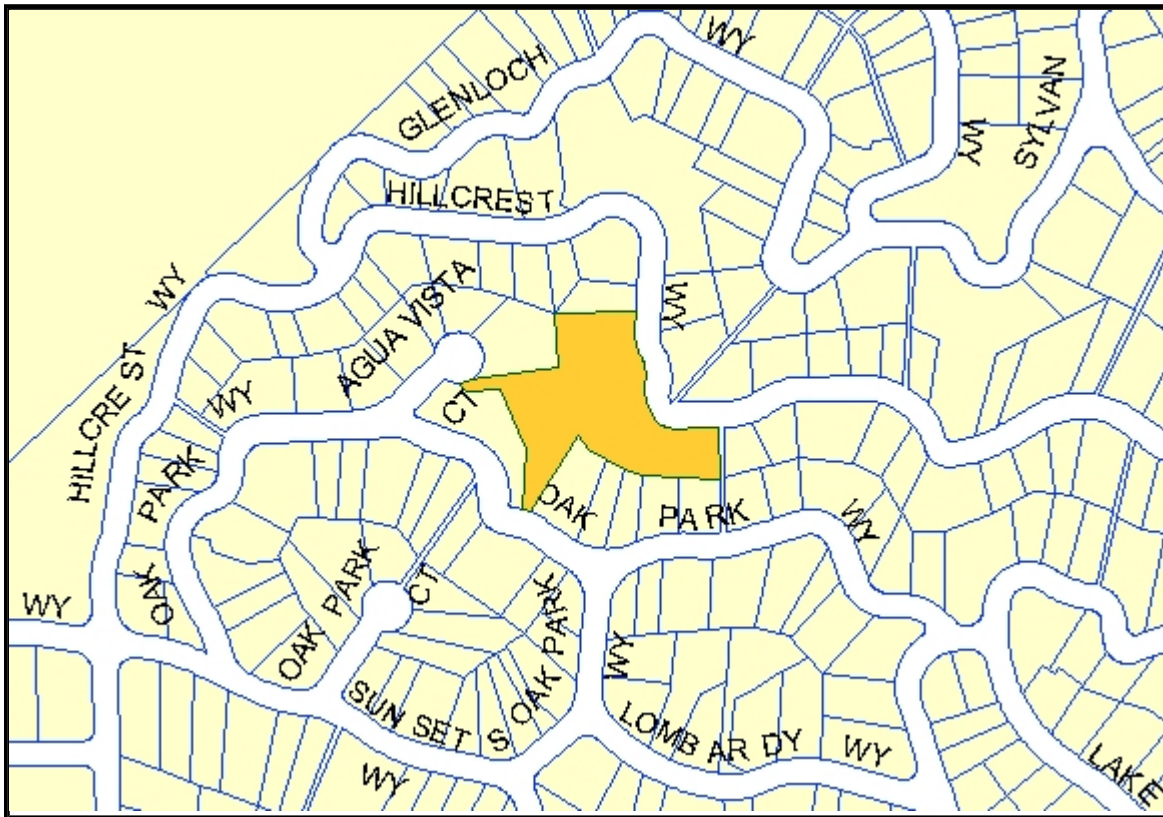
I hereby approve the foregoing resolution this 7th day of November 2012.



Alicia C. Aguirre
Mayor of the City of Redwood City

**SELECTED
 PROPERTY**

Situs: 35 Agua Vista Ct , Redwood City
 Owner: Agua Vista Partners Llc, 865 Sweeney, Redwood City, CA, 94063-
 APN: 068081520



Property Owner Summary

APN: 068081520
Parcel ID: 4006459
Situs: 35 Agua Vista Ct
City: Redwood City
Owner: Agua Vista Partners Llc

Jurisdictions

Supervisorial: 3
Congressional: 18
Assembly: 22
Senatorial: 13
Election Precinct: 3702
City Name: EMERALD LAKE HILLS (UNINC)
Zip Code: 94062
Mitigation Fee Area: EMERALD LAKE
Zoning: RH/DR

Tax Rate Area# 073047

GENERAL TAX RATE
 COUNTY DEBT SERVICES
 REDWOOD CITY ELEM GENL PUR
 R C ELEM BOND SER 2002
 SEQUOIA HIGH BOND SER 97 A
 SEQUOIA HIGH BOND SER 1999

GENERAL COUNTY TAX
 FREE LIBRARY
 REDWOOD CITY EL BDS 1997 SER A
 SEQUOIA HIGH GENRL PURPOSE
 SEQUOIA HIGH BOND SER 1998
 SEQUOIA HIGH BD SER 02 A