

**LOCAL AGENCY FORMATION COMMISSION**

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

January 12, 2011

To: Members, Formation Commission

From: Martha Poyatos, Executive Officer

Subject: LAFCo File No. 10-02--Request by the City of Redwood City to Extend Water Service to a Proposed Single-family Residence at 19 Don Court in 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 has applied for extension of water service to a proposed subdivision on Don Court near Edgewood Road. The project area is within the sphere of influence of the City of Redwood City and the City's water service area. Commission approval is recommended.

Departmental Reports

Environmental Health reports that the City of Redwood City and the County-governed Oak Knoll Sewer Maintenance District provide the available water and sewer service in the area. The proposal has no adverse environmental health significance. The subject parcel is assessed at \$1,800,000 (pre-subdivision). There is one registered voter in the subject territory.

Staff Report and Recommendation:

This proposal was submitted by resolution of the City of Redwood City as a condition of approval by the San Mateo County Planning Commission for a minor subdivision on an 11,055 square foot parcel in unincorporated Emerald Hills. The subject area is within the sphere of influence of the City of Redwood City and the City's water service area but is not eligible for annexation because it is not contiguous to the city boundary. The current municipal service review for the City of Redwood City identifies properties on Don Court as recommended for annexation. However, annexation would require rezoning and annexation of the remainder of the properties in order for this property to be annexed.

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The proposal is consistent with the City's sphere of influence and with water service already extended to the area by the City of Redwood City. It is therefore respectfully recommended that the Commission, by motion, approve the proposed request for extension of service and authorize the Executive Officer to send a letter of approval to the City and the property owner.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Martha Poyatos". The signature is written in a cursive style with a long horizontal stroke at the end.

Martha Poyatos
Executive Officer

01/10/2011

ORIGINAL

RESOLUTION NO. 15075

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY REQUESTING LOCAL AGENCY FORMATION COMMISSION APPROVAL FOR AN EXTENSION OF WATER SERVICE OUTSIDE JURISDICTIONAL BOUNDARIES TO 19 DON COURT, REDWOOD CITY, CALIFORNIA, PURSUANT TO GOVERNMENT CODE SECTION 56133

WHEREAS, the City of Redwood City has been requested to provide water service to 19 Don Court, UnIncorporated San Mateo County, California (APN 058-040-190) (the "Property"); and

WHEREAS, the Property is connected to the City's potable water service system; and

WHEREAS, the Property is outside the City's jurisdictional boundaries, but within the City's sphere of influence and water service area; and

WHEREAS, the County of San Mateo is processing an application for constructing a new single family residence on the newly created parcel resulting from the subdivision of 19 Don Court that would require water service from the City of Redwood City; and

WHEREAS, Redwood City is processing an application for construction of the new water main extension at the Property that would require water service from the City of Redwood City; and

WHEREAS, the California Department of Forestry and Fire Protection has determined that installation of a fire hydrant is required in order to mitigate the lack of adequate fire protection infrastructure to this parcel, and the property owner has

01/10/2011

provided documentation that the water main extension will mitigate the existing public safety hazard; and

WHEREAS, this project is exempt from CEQA Guideline Section 15303(d).

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

1. The recitals set forth above are incorporated herein by this reference.
2. 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 but within the City's sphere of influence to the newly created parcel resulting from the subdivision of 19 Don Court, Redwood City, California (APN 058-040-190) pursuant to California Government Code Section 56133 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.
3. 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
Joint City Council/Redevelopment Agency Board Meeting thereof
held on the 10TH day of January, 2011 by the following votes:

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

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

NOES: None

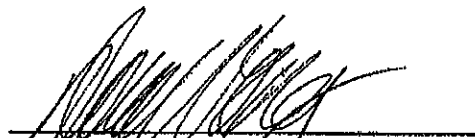
ABSTAIN: None

ABSENT: None



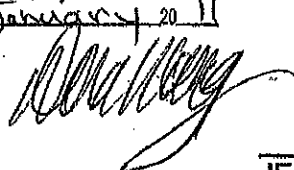
JEFF IRA
Mayor of the City of Redwood City

Attest:

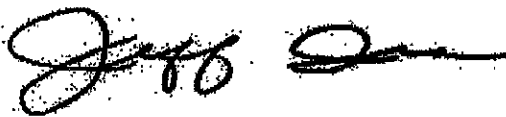

Dora Wong
Acting City Clerk of Redwood City

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

#15075
In Witness Whereof, I have hereunto set my hand and the seal of
said City this 12 day of January 2011
Dora Wong
Deputy City Clerk



I hereby approve the foregoing
resolution this 11th day of January 2011.



JEFF IRA
Mayor of the City of Redwood City

15075

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 new residence on newly created parcel at 19 Don Court (unincorporated Redwood City) 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

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: (less than 1 acre) 11,055 sq ft

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

<u>water</u>	<u>None</u>	<u>"City of Redwood City"</u>
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proponent fees

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.

19 Don Court, Redwood City, off Edgewood Road,
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.
5. What is the general plan designation of the subject territory? (Please provide this info) -> RESIDENTIAL
6. What is the existing zoning designation of the subject territory? (Please provide this information) -> RESIDENTIAL
7. What rezoning, environmental review or development approvals have already been obtained for development in the subject territory? LAFCo approval of water extension is a condition of approval of minor subdivision.
8. What additional approvals will be required to proceed? (Please Check with County of San Mateo Public Works regarding right of way encroachment, etc.)
encroachment permit and other conditions of approval of subdivision
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: _____ () City of Redwood City on behalf of Peter
Withrington _____ PHONE:

ATTN:

By: _____

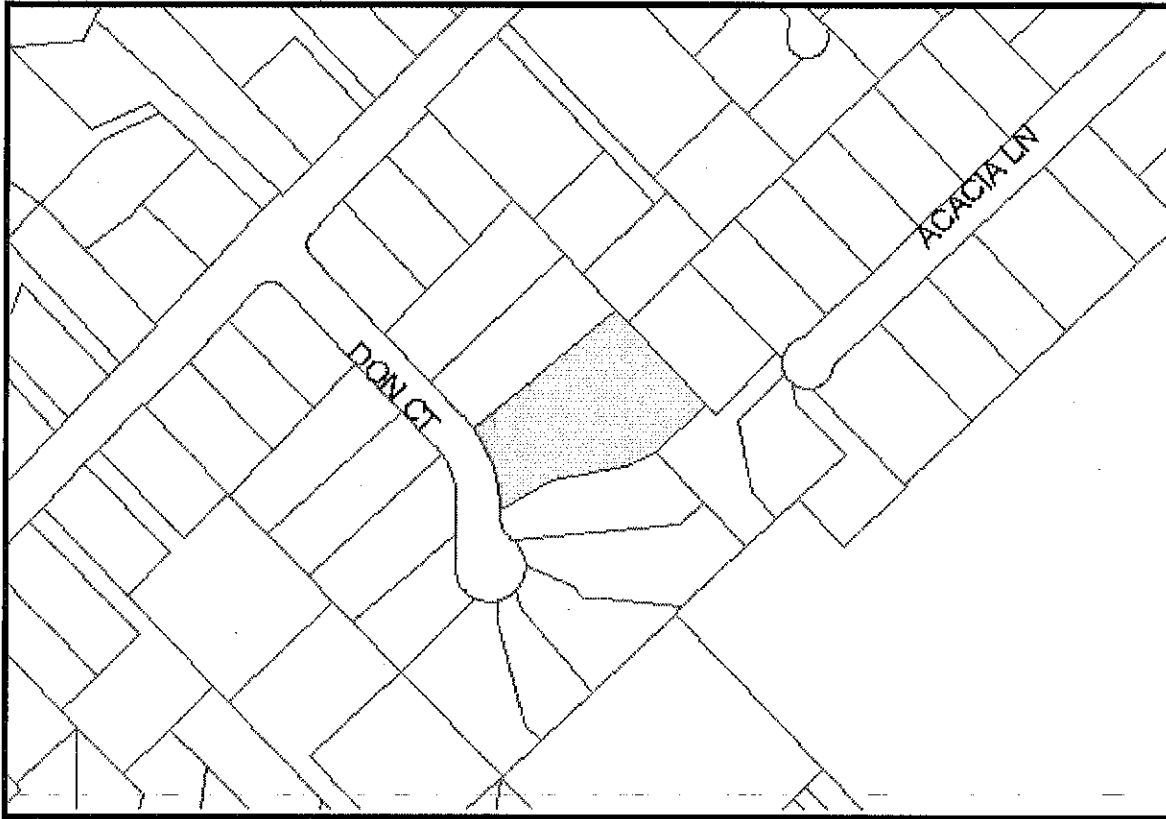
Peter Withrington, Property Owner

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.

**SELECTED
PROPERTY**

Situs: 19 Don Ct , Redwood City
Owner: Withrington Peter, 19 Don Ct, Redwood City, CA, 94062-
APN: 058040190



Property Owner Summary

APN: 058040190
Parcel ID: 2817889
Situs: 19 Don Ct
City: Redwood City
Owner: Withrington Peter

Jurisdictions

Supervisorial: 3
Congressional: 12
Assembly: 21
Senatorial: 11
Election Precinct: 3701
City Name: EMERALD LAKE HILLS (UNINC)
Zip Code: 94062
Mitigation Fee Area: EMERALD LAKE
Zoning: R-1/S-9

Tax Rate Area# 073041

GENERAL TAX RATE
 COUNTY DEBT SERVICES
 COUNTY FIRE PROTECTION STRUCTU
 REDWOOD CITY EL BDS 1997 SER A
 SEQUOIA HIGH GENRL PURPOSE
 SEQUOIA HIGH BOND SER 1998

GENERAL COUNTY TAX
 FREE LIBRARY
 REDWOOD CITY ELEM GENL PUR
 R C ELEM BOND SER 2002
 SEQUOIA HIGH BOND SER 97 A
 SEQUOIA HIGH BOND SER 1999