

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

November 9, 2004

To: Members, Formation Commission

From: Martha Poyatos, Executive Officer *Martha Poyatos*

Subject: LAFCo File No. 04-12---Proposed Extension of Sewer Service by the City of Redwood City to 970 Upland

Summary

Pursuant to Government Code Section 56133, Commission approval is required for extension of service by local agencies to territory outside of 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 sewer service for a single family dwelling in unincorporated Oak Knoll area (Emerald Hills). The project area is within the sphere of influence of the City of Redwood City. Commission approval is recommended.

Departmental Reports

Environmental Health:

The City of Redwood City provides water and sewer service in the area. The County-governed Oak Knoll Sewer Maintenance District also provides sewer service in unincorporated area. Sewer service is recommended because evidence of a failed septic system is evident on the property.

Assessor

The subject parcel is assessed at \$592,996.

Election's Division

There are no registered voters in the subject territory.

San Mateo County Public Works

The County-governed Oak Knoll Sewer Maintenance District serves a portion of the unincorporated area, however the District does not have sewer lines adjacent to this parcel. Requiring the property owner to annex to the District does not appear a reasonable course of action given the proximity of the City sewer lines and the City limit. However, there are instances where property served by the District is directly tied into facilities of the City of Redwood City. It also appears that the City sewer line that would serve this property is within unincorporated portion of Upland Road, and therefore annexation of the property and the portion of Upland Road to the City of Redwood City is recommended.

Staff Report and Recommendation:

This application has been submitted by resolution of the City of Redwood City on behalf of the property owner in order to receive sewer service and obtain a San Mateo County building permit for a proposed single-family residence under San Mateo County permit and design standards. San Mateo County Environmental Health has determined that the existing septic system cannot be repaired and the City indicates that service is available can be provided via the sewer main in Upland. The County-governed Oak Knoll Sewer Maintenance District provides sewer service to the surrounding unincorporated areas, however does not have sewer lines in proximity to the property.

As is the case with all of Unincorporated Emerald Hills and Oak Knoll neighborhoods, the property is in the sphere of influence of the City of Redwood City and in this case is adjacent to City of Redwood City boundaries and eligible for annexation. Consistent with San Mateo LAFCo's policies on extension of service outside jurisdictional boundaries, upon receiving inquiries regarding City extension of sewer service to the property, LAFCo staff worked with the property owner and the City of Redwood City on annexation in lieu of extension of sewer service outside City boundaries. While the City of Redwood City is willing to provide sewer service to the property, it is not willing to annex the property at this time. Staff believes that requiring the property owner to annex to the Oak Knoll Sewer Maintenance District and construct a sewer main past other properties to connect to the Oak Knoll System would not be a logical or reasonable alternative given the proximity of the City of Redwood City sewer line.

The current Commission policy and Government Code Section 56133 do not prohibit extension of sewer service by the City. The Commission may wish to revisit the policy to determine whether changes are necessary to provide more guidance for the San Mateo County Planning and Building Division and cities to encourage early consultation by property owners to pursue development in Cities, rather than the County.

LAFCo File No. 04-12

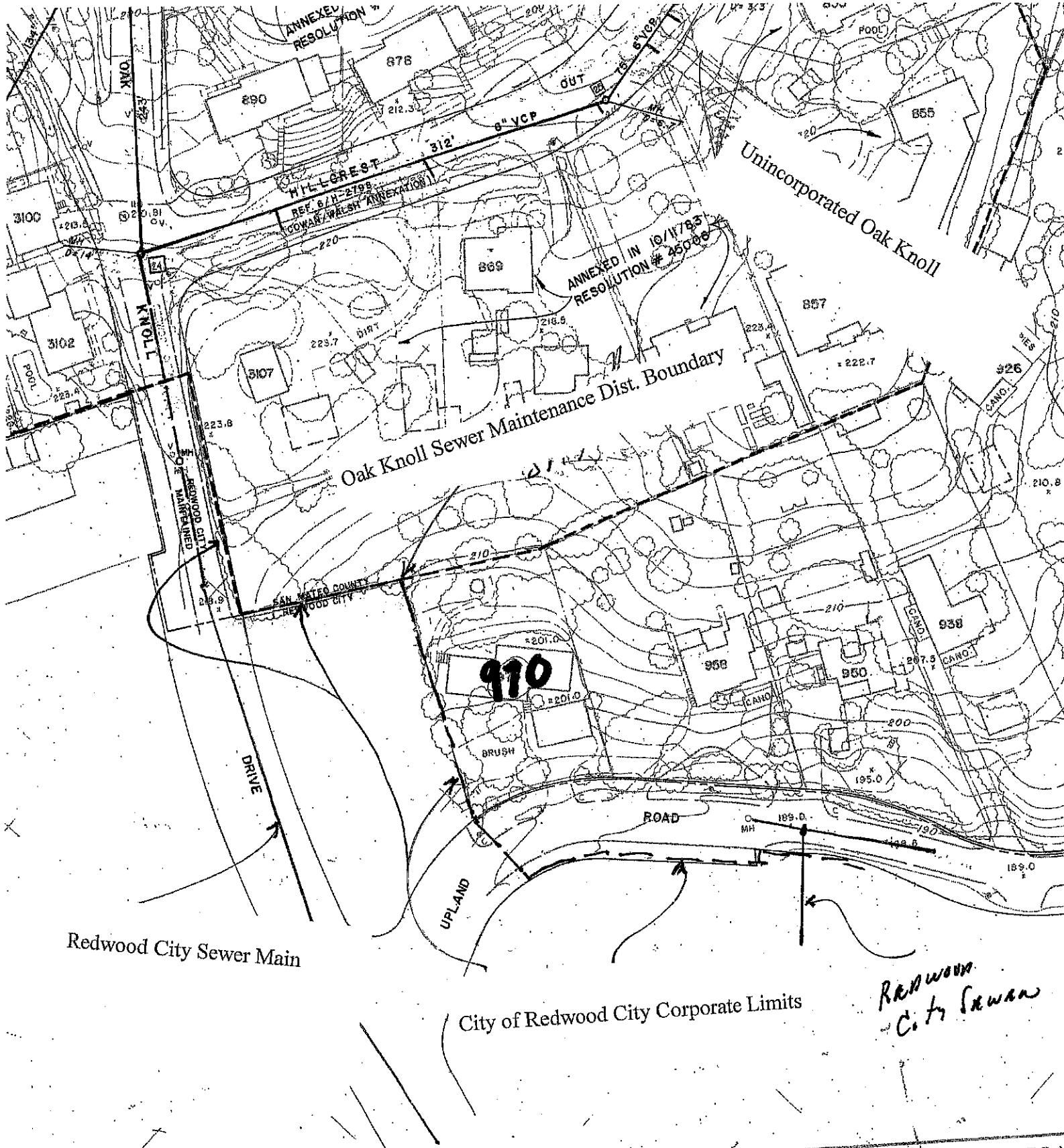
November 8, 2004

Page 3 of 3

Recommendation: The proposal is consistent with the City's sphere of influence. Staff has worked with the City of Redwood City and the property owner to encourage annexation. At this time, the City proposes extension of sewer service without annexation because the proposed, in-progress construction is pursuant to County permit and design standards. Based on these circumstances, extension of sewer service to the property by the City of Redwood City provides the most logical and efficient delivery of service. Staff therefore respectfully recommends approval of the extension of sewer service by the City of Redwood City to 970 Upland.

C: Marcia Raines, Director, S.M.C. Environmental Services Agency
Neil Cullen, Director, S.M.C. Department of Public Works
S. Peter Vorametsanti, Senior Civil Engineer, City of Redwood City,





Redwood City Sewer Main

City of Redwood City Corporate Limits

Redwood City Sewer

COUNTY OF SAN MATEO
 DEPARTMENT OF PUBLIC WORKS
 COUNTY GOVERNMENT CENTER - REDWOOD CITY - CA. 94063

OAK KNOLL - WHIPPLE TRAIL
 UNINCORPORATED AREA
 TOPOGRAPHIC MAP

Aerial Photogrammetry by GLOBAL AERO INC., Burlingame, Calif.

OAK



**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 sewer service to 970 Upland Road 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

(If this application is submitted by petition of landowners or registered voters in the affected territory, complete the petition form.)

3. What are the reasons for the proposal?

To provide sewer service to an existing residence with failing septic system

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

Yes No

5. Estimated acreage: 0.326 acre

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>Sewer</u>	<u>None</u>	<u>"City of 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.

The subject property is located on Upland Road adjacent to the intersection with Oak Knoll Drive. This parcel is located on the County side of the City/County limit.

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

Single family dwelling unit.

3. How are adjacent lands used?

North: Single Family Dwelling
 South: Single Family Dwelling
 East: Single Family Dwelling
 West: Single Family Dwelling

4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?

NO

5. What is the general plan designation of the subject territory?

County controlled

6. What is the existing zoning designation of the subject territory?

RH-1

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

N/A

8. What additional approvals will be required to proceed?

None

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?

N/A

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: City of Redwood City
ADDRESS: 1017 Middlefield Road PHONE: 650-780-7388
Redwood City, CA 94063
ATTN: S. Peter Vorametsanti – Engineering & Construction
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.

D. AFFECTED PUBLIC AGENCIES

Please complete this section if this application is submitted by resolution of one or more affected public agencies. Certified copies of resolutions listed below must accompany this application.

1. The names and resolutions of agencies applying for the change of organization or reorganization described above are as follows:

<u>Affected Agency</u>	<u>Resolution No.</u>	<u>Date Adopted</u>
City of Redwood City	14605	September 13, 2004

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

X Yes No (If yes, include proof of consent.)

PLAN FOR PROVIDING SERVICES

1. Enumerate and describe the services to be extended to the affected territory.

8" Sewer main

2. Describe the level and range of those services.

Sewer collection, transmission, treatment and disposal.

3. Indicate when those services can feasibly be extended to the affected territory.

As soon as the property owner install required improvements.

4. Indicate any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions to be imposed or required within the affected territory.

8" Sewer main and related lateral connections per RWC design standards.

5. Describe financial arrangements for construction and operation of services extended to the affected territory. Will the territory be subject to any special taxes, charges or fees? (If so, please specify.)

Customary sewer services charges.

6. In as much detail as required to give a clear explanation, explain why this proposal is necessary at this time.

Failed existing septic system. Current Uniform Plumbing Code dictate that the septic system not be repaired since a collection system exist within 200 feet. Therefore, Redwood City is providing this sewer services.

This section completed by: S. Peter Vorametsanti, Sr. Civil Engineer
(Name) (Title)

ORIGINAL

RESOLUTION NO. 14605

RESOLUTION AUTHORIZING THE ISSUANCE OF SEWER CONNECTION PERMIT TO 970 UPLAND ROAD

WHEREAS, the County of San Mateo Environmental Health Office has determined that the existing septic sewer system servicing the real property located at 970 Upland Road is not functioning properly and poses a threat to public health and safety; and

WHEREAS, the above-described real property is within the unincorporated area of San Mateo County; and

WHEREAS, the County of San Mateo has no sewer system servicing this area; and

WHEREAS, the Uniform Plumbing Code prohibits repairs to existing septic sewer systems when an existing sewer line is within two hundred (200') feet of the property; and

WHEREAS, the property owners of the above-described property have requested connection to the City's sewer line; and

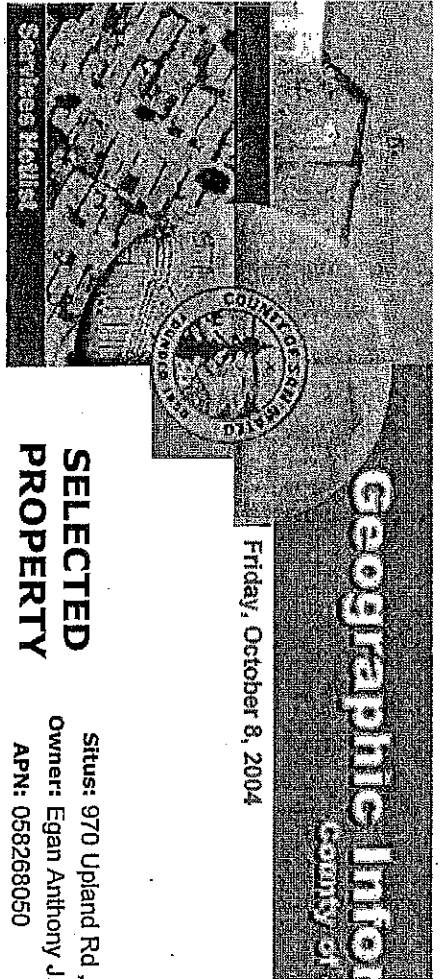
WHEREAS, Section 27.53 Inter-Area Connections of the Municipal Code allows for such sewer connections with the consent of the City Council; and

WHEREAS, Section 27.101 Wastewater Treatment Capacity Fee; requires fees to be paid by the property owner.

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

1. City Manager or his designee is authorized to issue a sewer connection permit(s) for the premises located at 970 Upland Road, as there exists exceptional and extraordinary conditions affecting such premises.
2. Further, as a condition precedent to the issuance of said permits(s), the City Manager or his designee is further authorized to require the payment by the property owners of 970 Upland Road, of all sewer fees as may be applicable and authorized by the Redwood City Municipal Code or Resolutions adopted by this City Council.
3. City Manager or his designee, submit an application to the Local Agency Formation Commission for such sewer connection.

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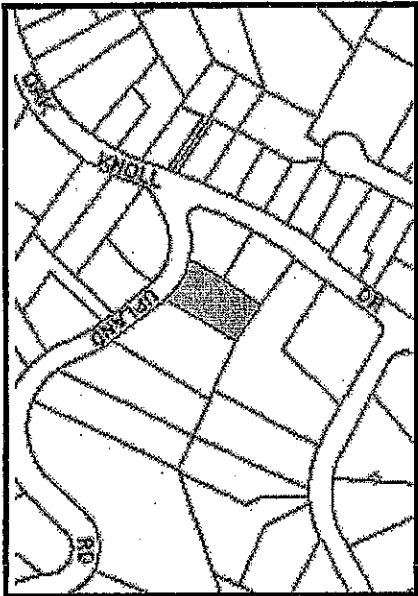


**SELECTED
PROPERTY**

Situs: 970 Upland Rd , Redwood City
 Owner: Egan Anthony J, 71 Nueva Ave, Redwood City, CA, 94061-3715
 APN: 058268050

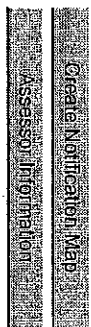
Applications

- Property Review
- Notification
- Raster Maps
- Property Assessment
- Metadata
- Resources
- Standards
- Related Links
- Procedures
- Communications
- FAQ
- Help



Property Owner Summary

APN: 058268050
Parcel ID: 2817622
Situs: 970 Upland Rd, Redwood City
Owner: Egan Anthony J
Owner Address: 71 Nueva Ave, Redwood City, CA, 94061-3715



New APN:

Related Documents

- Assessor Map:  05826.tif
- Recorded Maps: [Access Documents](#)

Jurisdictions

Supervisorial:	4
Congressional:	12
Assembly:	21
Senatorial:	11
Election Precinct:	4701
City Name:	EMERALD LAKE HILLS (UNINC)
Zip Code:	94062

Passed and adopted by the Council of the City of Redwood City at a Regular Meeting thereof held on the 13th day of September, 2004 by the following votes:

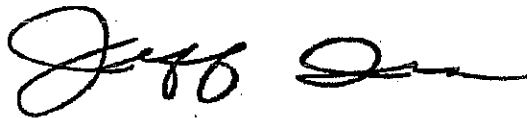
A YES, and in favor of the passage and adoption of the foregoing resolution,

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

NOES: None

ABSTAIN: None

ABSENT: Ruskin



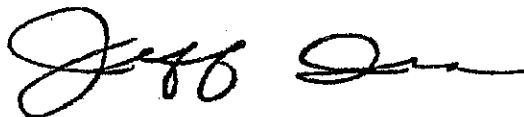
JEFF IRA
Mayor of the City of Redwood City

Attest:



Patricia Howe
City Clerk of Redwood City

I hereby approve the foregoing
resolution this 14th day of September, 2004.



JEFF IRA
Mayor of the City of Redwood City