



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

January 10, 2001

To: Members, Formation Commission
From: Martha Poyatos, Principal Management Analyst
Subject: LAFCo File No. 00-13---Proposed Agreement between the City of South San Francisco and Singh for a Sanitary Sewer Connection (1.35 Acres)

Summary

Pursuant to Government Code Section 56133, Commission approval is required for agreements between local agencies and landowners for provision of service outside of the agency's boundaries. This provision requires that the public agency apply by resolution on behalf of the landowner for LAFCo approval before it can extend service to the property. In this case, the City of South San Francisco, on behalf of the property owner, has applied for extension of sewer service to two parcels located at 222 County Club Drive in unincorporated County Club Park.

At this time, continuance is requested in order to allow time to resolve issues surrounding development plans for the parcels and the condition of existing septic system.

Recommendation:

Continue LAFCo File 00-13 to the March 21 LAFCo meeting.

Respectfully submitted;

Martha M. Poyatos
Martha M. Poyatos
Principal Management Analyst

/mp

cc: Bhupindarpal Singh
Erin Mayer, Planner I, County of San Mateo
Raul Decanay, Asst. Engineer, City of South San Francisco



LOCAL AGENCY FORMATION COMMISSION
COUNTY GOVERNMENT CENTER • REDWOOD CITY, CALIFORNIA 94063 • (415) 363-4224

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

A. -- GENERAL INFORMATION

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

Extension of sanitary sewer service under outside service agreement with the City of South San Francisco to property located in unincorporated area of San Mateo County.

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 sanitary sewer service to one existing and one proposed single family dwelling on the subject property. Existing property is presently serviced by septic tank.

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

yes no

5. Estimated acreage: 1.35 ± 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.

City of South San Francisco

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.

<u>SERVICE</u>	<u>PRESENT SOURCE</u>	<u>PROPOSED SOURCE</u>	<u>FUNDING SOURCE</u>	
			<u>CONSTRUCTION</u>	<u>OPERATING</u>
sanitary sewer	none (septic tank)	City of South San Francisco	property owner	service fees & charges
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

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.

Property is bounded on the south by Country Club Drive (address of existing dwelling is 222 Country Club Drive) and on the east by Blondin Way. Property is generally flat. El Camino Real is located 2 blocks east of the property.

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

Front portion of property (20,000 sq. ft.) is occupied by single family dwelling. Rear portion of property (38,800 sq. ft.) is presently vacant and will be the location of proposed new single family dwelling.

3. How are adjacent lands used?

North: High & medium density residential (Senior housing & townhouses)
 South: Low density residential (single family dwellings)
 East: Low density residential (single family dwellings) and church
 West: Low density residential (single family dwellings)

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

The only change will be the addition of single family dwelling to be constructed on rear, vacant portion of the subject property.

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

Low Density Residential

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

R-1/ CCP

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

Country Club Park area has been pre-zoned R-E, Rural Estates. New single family dwelling will be developed after all county approvals are given. Annexation of property to the City of South San Francisco can take place, if necessary, after sewer lines have been installed and new dwelling is constructed.

8. What additional approvals will be required to proceed?

Service agreement with City of South San Francisco and approval by City and County of San Francisco Water Department and the City of South San Francisco of the property owner's plans to extend sewer lines to the existing and proposed dwellings.

9. Does any portion of the subject territory contain any of the following -- agricultural preserves, sewer or other service moratorium or wetlands subject to 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?

New single family dwelling will be constructed on the rear vacant portion of the property.

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: Bhupindarpal Singh (Please Print)
ADDRESS: 222 Country Club Drive Home- (650) 875-1657
South San Francisco, CA 94080 PHONE: Cell- (415) 420-7235

ATTN: _____

Bhupindarpal Singh
Signature of Proponent
Bhupindarpal Singh

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 of Adoption</u>
City of South San Francisco (approving sewer connection)		

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

Extending Sanitary Sewer Service to the subject property.

- 2. Describe the level and range of those services.

Standard sewer lines with site and location approved by the City of South San Francisco. A plan showing the proposed sewer extension has been filed with the City's Engineering Division.

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

As soon as the sewer connection is approved by the City of South San Francisco and LAFCO and San Mateo county permits are granted.

- 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.

Installation of laterals from dwellings to new sewer line extension in Blondin Way.

- 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)?

Individual sewer connection costs will be paid for by the property owner.

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

Septic tank & field serving the existing dwelling is located in area where new single family dwelling will be built. Septic system will likely need repair and/or replacement in the near future. City sanitary sewer lines are located near to the subject property. Connection to City sewer system also makes sense from health and environmental standpoint.

This section completed by Bhupindarpal Singh Property owner
 (Name) (Position)

Bhupindarpal Singh

NOV 02 2000

WARREN SLOCUM, County Clerk
By Madeleine Vint
DEPUTY CLERK

NOTICE OF EXEMPTION

To: County Clerk
County of San Mateo
County Government Center
Redwood City, CA 94063

From: City of South San Francisco
Planning Division
315 Maple Avenue
South San Francisco, CA 94080

Project Title: Sewer Connection

Project Location-Specific: 222 Country Club Drive and adjoining vacant parcel (APN #013-132-050 and 013-132-060)

Project Location - City: South San Francisco Project Location- County: San Mateo

Description of Project: Sanitary sewer connection to City sewer mainline.

Name of Public Agency Approving Project: City of South San Francisco, City Council

Name of Person or Agency Carrying Out Project: City of South San Francisco, Engineering Division

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number:
- Statutory Exemptions. State code number:
- General Rule: **Section 15061(b)(3)**

Reasons why project is exempt: Section 15601(b)(3) states that where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA. Since the Country Club area is essentially built-out, the extension of sewer service would not result in additional growth or environmental impacts.

Lead Agency: City of South San Francisco
Contact Person: Thomas C. Sparks, Chief Planner
Area Code/Telephone/Extension: (650) 877-8535

Signature: Thomas C. Sparks Date: (October 31, 2000)

Thomas C. Sparks for Lead Agency

Title: Chief Planner

RESOLUTION NO. 120-2000

CITY COUNCIL, CITY OF SOUTH SAN FRANCISCO, STATE OF CALIFORNIA

A RESOLUTION AUTHORIZING THE CITY MANAGER TO REQUEST LOCAL AGENCY FORMATION (LAFCO) APPROVAL FOR THE CITY TO PROVIDE EXTRA TERRITORIAL SANITARY SEWER SERVICE TO 222 COUNTRY CLUB DRIVE AND AN ADJOINING VACANT PARCEL

WHEREAS, the applicants, Bhupindarpal and Gurbir Singh, have purchased a home and adjoining unimproved parcel of land at the northwest corner of County Club Drive and Blondin Way; and

WHEREAS, the applicant requests that the City approve the sewer connections for both lots; and

WHEREAS, the applicant will install a new sewer main within Blondin Way and connect to an existing sewer at the north end of Blondin Way; and

WHEREAS, the City must apply to the San Mateo County LAFCO for approval to provide the requested extra territorial sewer services.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South San Francisco that the City Council hereby authorizes the City Manager to request Local Agency Formation (LAFCO) approval for the City to provide extra territorial sanitary sewer service to 222 County Club Drive and an adjoining vacant parcel.

* * * * *

I hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of South San Francisco at a Regular meeting held on the 11th day of October, 2000 by the following vote:

AYES: Councilmembers Pedro Gonzalez, Eugene R. Mullin and John R. Penna, Mayor

Pro Tem Joseph A. Fernekes and Mayor Karyl Matsumoto

NOES: None.

ABSTAIN: None.

ABSENT: None.

ATTEST: /s/ Sylvia M. Payne
City Clerk

FAFile Cabinet\RESO\222countryclub.res.doc

STATE OF CALIFORNIA } SS
COUNTY OF SAN MATEO }

I, Sylvia M. Payne, City Clerk of the city of South San Francisco, County of San Mateo, State of California, an ex-officio Clerk of the City Council thereof, do hereby certify that the above and foregoing is a full, true and correct copy of

Reso # 120-2000

the original of which is on file in my office, and that I have carefully compared the same with the original.

IN WITNESS WHEREOF I have hereunto set my hand and the seal of the City of South San Francisco this 20th day of Oct 2000

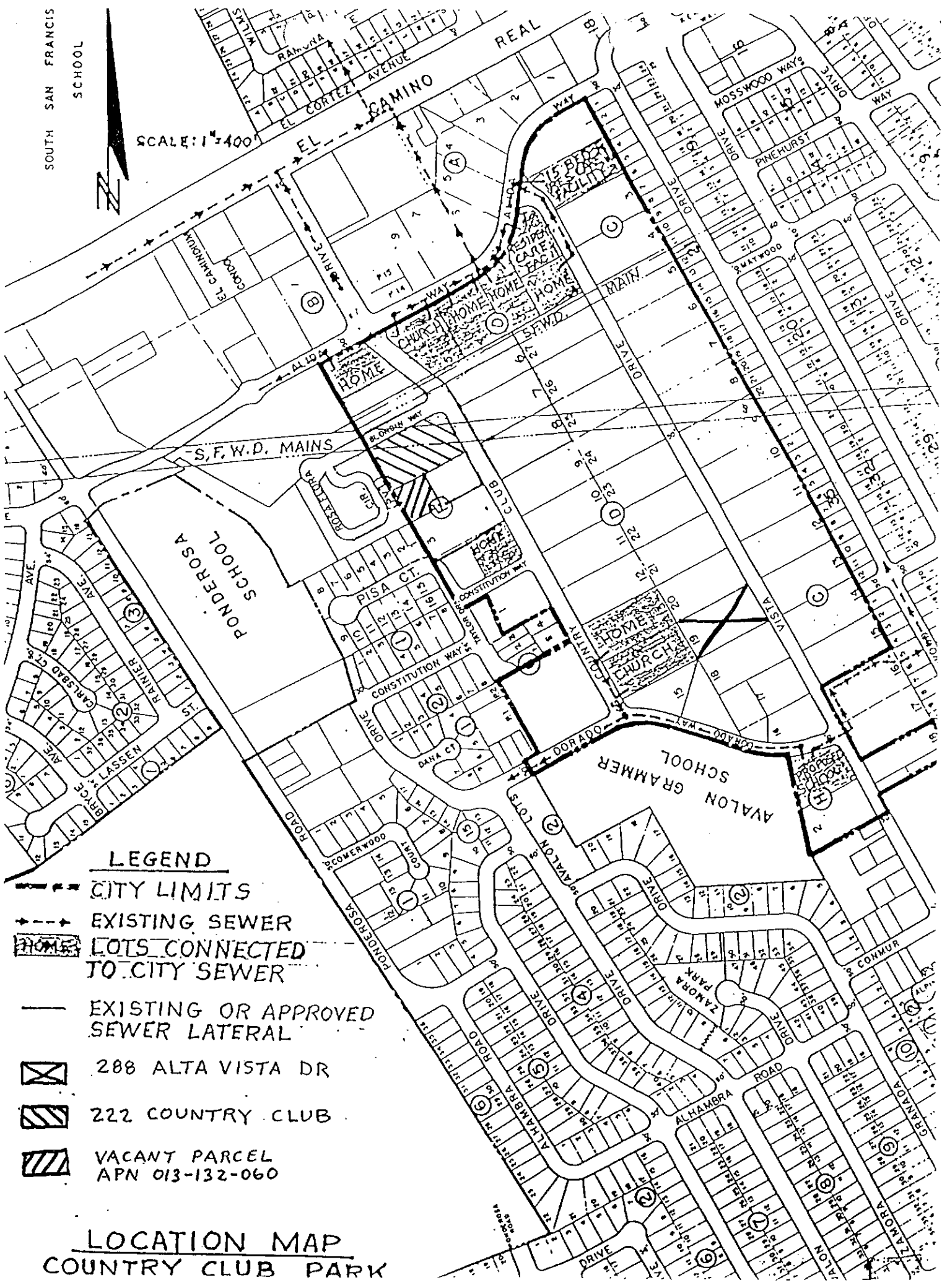
SYLVIA M. PAYNE
City Clerk and Ex-officio Clerk of the City Council of the City of South San Francisco

By Sylvia M. Payne
City Clerk


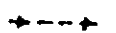

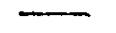



By _____
Deputy City Clerk

SOUTH SAN FRANCISCO SCHOOL

SCALE: 1" = 400'



LEGEND

-  CITY LIMITS
-  EXISTING SEWER
-  LOTS CONNECTED TO CITY SEWER
-  EXISTING OR APPROVED SEWER LATERAL
-  288 ALTA VISTA DR
-  222 COUNTRY CLUB
-  VACANT PARCEL APN 013-132-060

**LOCATION MAP
COUNTRY CLUB PARK**

TRONOFF
 ENGINEERS SURVEYORS PLANNERS
 345 PARK BLVD.
 5550 SERRANO DR. DUBLIN, CA 94015 907-555-2404
 1740 DODRE V. TRONOFF CIVIL ENGINEER AND SURVEYOR, INC.
 8440-2
 Aug. 31, 2000

Proposed Sanitary Sewer Extension
 to Serve APN 013-132-05 and APN 013-132-06

