

SAN MATEO

**LOCAL AGENCY FORMATION COMMISSION**

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

May 11, 2016

To: LAFCo Commissioners

From: Martha Poyatos, Executive Officer

Subject: LAFCo File No. 16-04—Extension of Water Service by the City of Redwood City to a Proposed Single-family Home at 2029 Cordilleras Road (APN 057-031-210), Unincorporated Emerald Hills/San Mateo County Pursuant to Government Code Section 56133 (less than one acre)

Summary

Pursuant to Government Code Section 56133, Commission approval is required for extension of water or sewer service by local agencies to territory outside an 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 Cordilleras Road in Unincorporated Emerald Lake Hills. A water connection is required by the County of San Mateo as a condition of 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

This proposal was submitted by resolution of the City of Redwood City on behalf of the property owner as a condition of approval for a building permit by the San Mateo County Planning and Building Department. The subject area is within the sphere of influence of the City of Redwood City and the City's water service area; however, it is not contiguous to the City boundary and annexation is not feasible at this time. Please see the attached map illustrating the parcel's relationship to the City boundary. Section 56133 permits extension of water service in anticipation of future annexation.

San Mateo County Environmental Health reports that the City of Redwood City is the water provider, the County-governed Emerald Lake Hills Sewer Maintenance District provides sewer service in the area, and the proposal has no adverse environmental health significance. There are no registered voters in the subject territory. The property owner is responsible for connecting to the water main in Cordilleras Road.

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.

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Recommendation

By motion, approve LAFCo File 16-04—Extension of Water Service to a Proposed Single-family Home at APN 057-031-210 on Cordilleras Road (Unincorporated San Mateo County) and direct the Executive Officer to send a letter of approval to the City and the property owner.

Respectfully submitted,



Martha M. Poyatos
Executive Officer

Distribution: Javier Sierra, Water Department, City of Redwood City
Building Department, County of San Mateo
Steve Zmay, Applicant

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LAFCO

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 APN 057-031-210 on Cordilleras in Unincorporated Redwood City (Emerald Lake Hills) 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: 7,622 square feet

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>	<u>proponent</u>	<u>fees</u>

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.
Cordilleras Road near Lakeview Way and Edgewood Road, Unincorporated San Mateo County
- 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 a proposed single family residence under the jurisdiction of San Mateo County.
- What is the general plan designation of the subject territory?
~~(Please provide this info - Get this from Planning Dept.)~~
SINGLE FAMILY HOMES
- What is the existing zoning designation of the subject territory?
~~(Please provide this information Get this from Planning Dept.)~~ R-1
- 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 a building permit.
- What additional approvals will be required to proceed? (Please Check with County of San Mateo Public Works regarding right of way encroachment, etc.) and provide this info here:

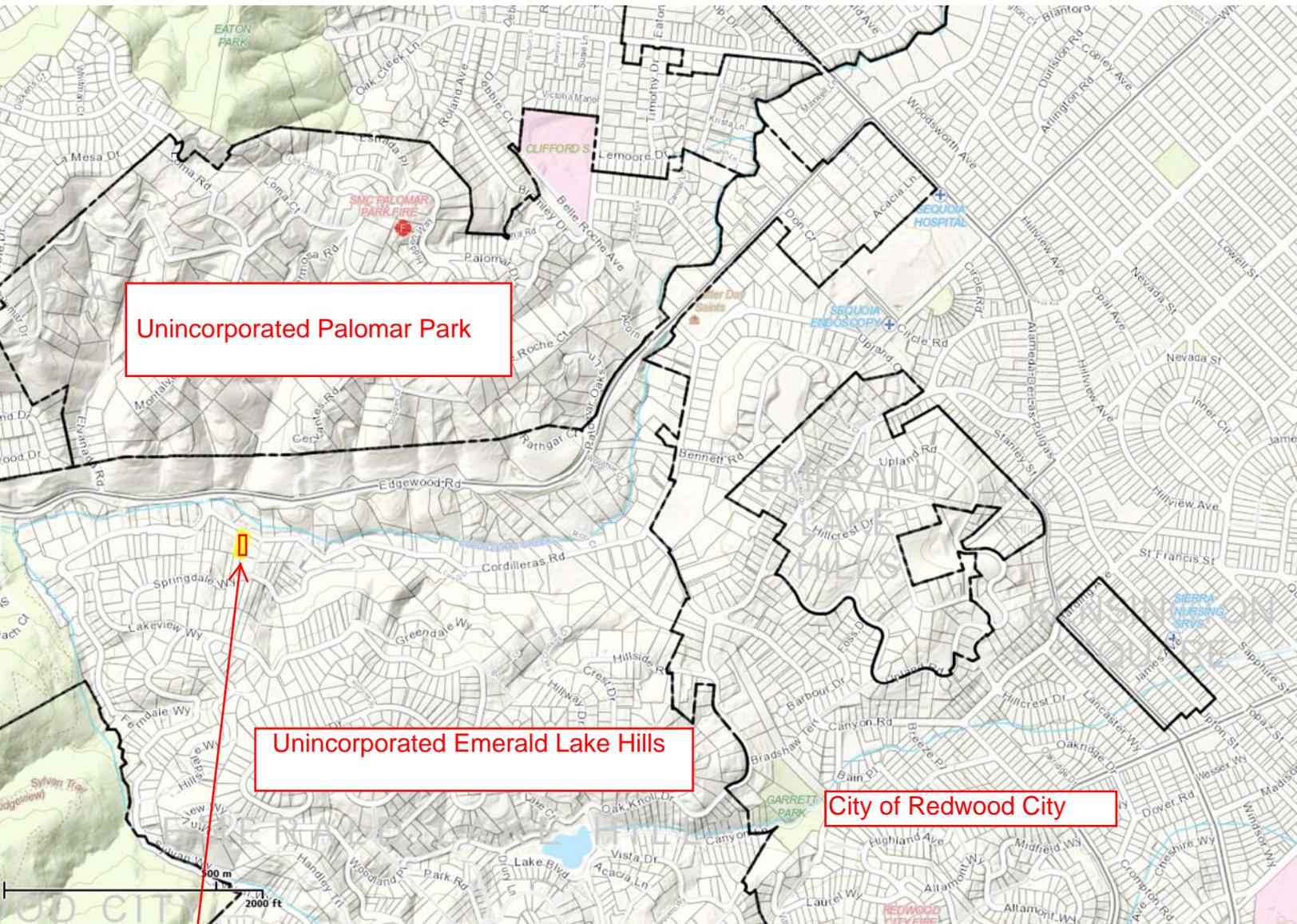
9. Does any portion of the subject territory contain any of the following --agricultural preserves, sewer or other service moratorium or wetlands subject to the State Lands Commission jurisdiction? NO
10. If no specific development projects are associated with this proposal, will the proposal increase 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: Steve Zmay
ADDRESS: 751 Laurel St. Box 409 PHONE: 650-200-8144
San Carlos, Ca. 94070

ATTN: _____ By: 
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.



Unincorporated Palomar Park

Unincorporated Emerald Lake Hills

City of Redwood City

2029 Cordilleras Rd.