

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 12, 2015

To: LAFCo Commissioners

From: Martha Poyatos, Executive Officer

Subject: LAFCo File No. 15-10—Proposed Water Extension by the City of Redwood City to a Proposed Single-family Home on Quetzal Court (APNs 057-162-410 and -400) (Unincorporated Redwood City) Pursuant to Government Code Section 56133 (0.505 acres)

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 single-family home on Quetzal Court 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 SOI 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 Quetzal Court.

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 15-10—Proposed Water Extension by the City of Redwood City to a Proposed Single-family Home on Quetzal Court (APNs 057-162-410 and -400) (Unincorporated Redwood City) and direct the Executive Officer to send a letter of approval to the City and the property owner.

Respectfully submitted,

A handwritten signature in black ink that reads "Martha M. Poyatos". The signature is written in a cursive, flowing style.

Martha M. Poyatos
Executive Officer

Distribution: Javier Sierra, Water Department, City of Redwood City
Building Department, County of San Mateo
Karen Cai, Applicant

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 single family home at Quetzal Court (APN's APN: 057-162-410 and 057-162-400) in 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 construct a new single-family residence.

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

Yes No

5. Estimated acreage: 0.5 05 acres or 22,000 sqft

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>water</u>	<u>None</u>	<u>City of Redwood City</u>	<u>proponent</u>	<u>fees</u>
<u>gas and electricity</u>	<u>None</u>	<u>PG&E</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.
Quetzal Court near (Summit Dr.) in unincorporated Emerald Lake Hills
2. Describe the present land use(s) in the subject territory: Residential
3. How are adjacent lands used?
North: Residential
South: Residential
East: Residential
West: Residential
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? Single Family Residential
6. What is the existing zoning designation of the subject territory? Single Family Residential
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? Road encroachment permits

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 condition of building permit for proposed single-family home.

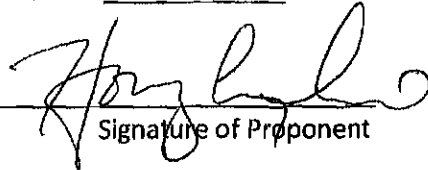
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Hong Liang Luo

ADDRESS: 26 Treeside Ct. South San Francisco Ca 94080

PHONE: 415-310-9571

ATTN: _____ By: Hong Liang Luo
Type name


Signature of Proponent

Must be accompanied by LAFCo fees, submit City resolution when adopted

ORIGINAL

RESOLUTION NO. 15443

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 Quetzal Court, (APN's 057-162-410 and 057-162-400) (the "Property"), Unincorporated San Mateo County, California is outside the City's jurisdictional boundaries, but inside City's sphere of influence and water service area; and

WHEREAS, The Property is an undeveloped parcel; and

WHEREAS, the County of San Mateo is also processing an application for a building permit to construct a new single family residence at Quetzal Court; and

WHEREAS, the County of San Mateo's approval of the building permit is conditioned upon the Property owner obtaining a new water connection and service for the proposed residence from the City of Redwood City; and

WHEREAS, the Property owner has requested that the City of Redwood City provide water for the proposed residence; 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 subject to the conditions listed below, 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 located at Quetzal Court, Unincorporated San Mateo County, California (APN's 057-162-410 & 057-162-400) pursuant to California Government Code Section 56133 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

2. Conditions for application and water service:

- a) LAFCO approval of the application for the proposed water service connections;
- b) Property owner's payment of LAFCO fees;
- c) 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 services;
- d) Property owner's payment of the city's water service annexation fees;
- e) Property owner's installation, or payment for the city to install, a new water service line;
- f) 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 City Code Section 38.26 and as determined by city;
- g) 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.

h) The owner of the property shall adhere to all the review comments and conditions of service stated by the city; and

3. 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 Board/Public Financing Authority Meeting
thereof held on the 21st of September 2015 by the following votes:

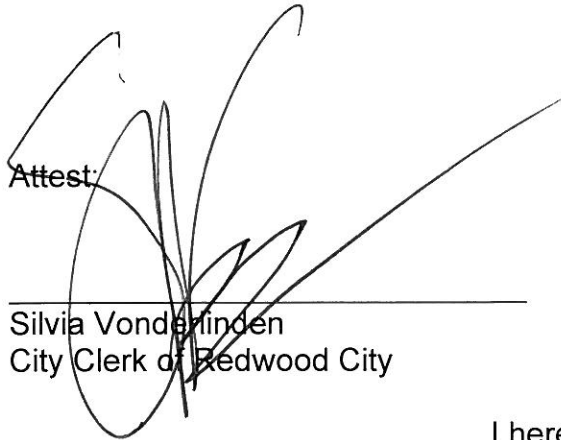
Council members: Council Members Aguirre, Bain, Howard, Seybert, Foust, and
Mayor Gee

NOES: None
RECUSED: None
ABSENT: Pierce



Jeffrey Gee
Mayor of the City of Redwood City

Attest:

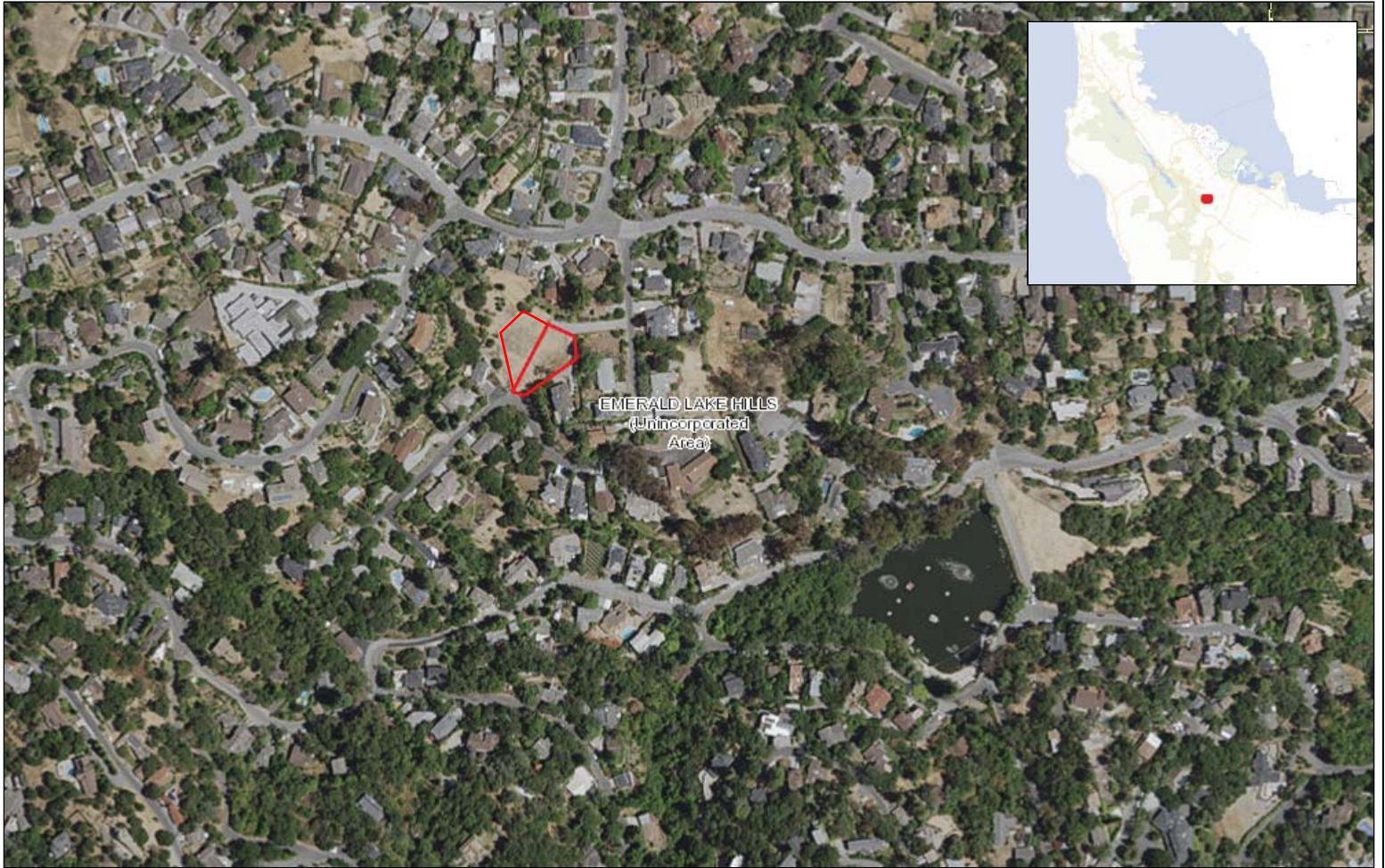


Silvia Vonder Linden
City Clerk of Redwood City

I hereby approve the foregoing
resolution this 23rd day of September 2015.



Jeffrey Gee
Mayor of the City of Redwood City



EMERALD LAKE HILLS
(Unincorporated
Area)

0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,513



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION