

**LOCAL AGENCY FORMATION COMMISSION**

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September 12, 2008

To: Members, Formation Commission

From: Martha Poyatos, Executive Officer

Subject: LAFCo File No. 08-08--Request by the City of Redwood City to Extend Water Service to 720 Paradise Way, 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 and sewer service to a proposed subdivision on Edgewood Road. Water and sewer connections are County of San Mateo conditions of approval for the subdivision. 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.

**Staff Report and Recommendation:**

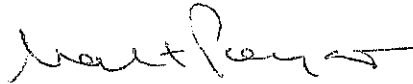
This proposal was submitted by resolution of the City of Redwood City as a condition of approval of the San Mateo County Planning Commission for a minor subdivision. The subject area is within the sphere of influence of the City of Redwood City and the City's water service area but is not eligible for annexation because it is not contiguous to the city boundary. San Mateo County Environmental Health reports that the City of Redwood City provides the available water and the County San Mateo Emerald Lake Sewer Maintenance District provides sewer service in the area and the proposal has no adverse environmental health significance. There are three registered voters in the subject territory.

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 as well as existing Commission policies that allow service extension when annexation is not feasible. Recent consideration by the Commission of similar applications has included discussion of policies that would provide for property owner agreement to subsequent annexation when properties become eligible. The City of Redwood City General Plan does not contain such policies. LAFCo staff is reviewing existing Commission policy regarding Section 56133 with regard to potential language to address this issue and recommends that once

drafted, recommended policies amendments be circulated to Cities and the County of San Mateo Planning Department for comment prior to Commission consideration. Staff will have the opportunity to comment on the City's upcoming General Plan update.

In the meantime, it is respectfully recommended that the Commission, by motion, approve this 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", with a long horizontal flourish extending to the right.

Martha Poyatos  
Executive Officer

**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 outside city boundaries to 720 Paradise Way, Parcel A (Unincorporated Emerald Hills) pursuant to GCS 56133

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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 municipal water service to a proposed single family home

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

Yes  No

5. Estimated acreage: \_\_\_\_\_

**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.

No Boundary Change Proposed.

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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. Example is given on the first two lines of the space provided for your response.

SERVICE	PRESENT SOURCE	PROPOSED SOURCE	FUNDING SOURCE	
			CONSTRUCTION	OPERATING
<i>Water</i>	<i>None (proposed subdivision)</i>	<i>City of RWC</i>	<i>Property Owner</i>	<i>fees</i>

**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.

720 Paradise Way, Parcel A, near Jefferson

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 will serve a proposed single family home on a newly subdivided lot.

<b>Mitigation Fee Area:</b>	<b>EMERALD LAKE</b>	SM JR COLL BOND SER 2005 B	SM JR COLL BOND 2001 SER C	SM JR COLL BOND 2006 SER A
		SAN MATEO COMM COLL 2005 SER B	WOODSIDE FIRE DISTRICT	EMERALD LAKE HGHTS SEWER DIST
		EMERALD LAKE LIGHTING	MIDPENINSULA REG. OPEN SPACE	BAY AREA AIR QUALITY MANAGEMEN
		COUNTY HARBOR DISTRICT	MOSQUITO ABATEMENT	SEQUOIA HOSPITAL DISTRICT
		COUNTY EDUCATION TAX		

