



Agenda Item 2.b

May 8, 2013

To: Members, Formation Commission

From: Martha Poyatos, Executive Officer

Subject: LAFCo File No. 13-04--Request by the City of Redwood City to Extend Water Service to 611 Glenloch 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 service to a proposed single family home on Glenloch Way in Unincorporated Emerald Lake Hills. A water connection is a County of San Mateo condition of approval for the design review and construction of a single family home. 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 design review and construction of a single family home. The property is contiguous to the City boundary by the rear lot line surrounding properties adjacent are unincorporated and access is via unincorporated Emerald Lake Hills. The subject area is within the sphere of influence of the City of Redwood City and the City's water service area. Section 56133 allows LAFCo to approve extension of water service to territory the City's sphere of influence in anticipation of annexation.

San Mateo County Environmental Health reports that the City of Redwood City provides the available water and the County-governed Emerald Lake Heights Sewer Maintenance District provides sewer service in the area and the proposal has no adverse environmental health significance.

LAFCo File 13-04 –Extension of Water by Redwood City to 611 Glenloch Way
May 8, 2013

California Environmental Quality Act (CEQA):

The County of San Mateo, acting as lead agency under the California Environmental Quality Act (CEQA), found that the project is exempt from CEQA pursuant to Section 15303, Class 3, relating to new construction of a single family home.

Recommendation:

1. By motion, it is recommended the Commission certify that the water extension is exempt from CEQA pursuant to Section 15303 of Public Resources Code, Class 3 construction of exempt facilities.
2. By motion, approve LAFCo File No. 13-04—Proposed Extension of Water Service by the City of Redwood City to 611 Glenloch and direct the Executive Officer to send a letter of approval to the City and the property owner.

C: Javier Sierra, City of Redwood City Water Department
John Brennan, San Mateo County Planning & Building Department
Mel Casey, Applicant

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

RECEIVED

FEB - 4 2013

LAFCO

A. GENERAL INFORMATION

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

Extension of water service outside city boundaries to 611 Glenloch (Unincorporated) pursuant to GCS 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 municipal water service outside city boundaries to a proposed single family home

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

Yes No

5. Estimated acreage: 15,000 ±

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.

NO

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
Water	None (proposed subdivision)	City of RWC	Property Owner	fees

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.

611 Glenloch near Hillcrest in unincorporated Redwood City

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 .

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

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

7. What additional approvals will be required to proceed?

8. 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

9. 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: MEL CASEY -

ADDRESS: 620 HANDLEY TRAIL

TELEPHONE: 369-1876

ATTN: _____

Mel Casey

Signature of Proponent

**SELECTED
PROPERTY**

Situs: , no situs city
Owner: Casey Mel Tr, 620 Handley Trail, Redwood City, CA, 94062-
APN: 068021290



ORIGINAL

RESOLUTION NO. 15253

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 611 Glenloch Way, Unincorporated San Mateo County, California (APN 068-021-290) (the "Property"), is outside the City's jurisdictional boundaries, but inside City's sphere of influence and water service area; and

WHEREAS, the County of San Mateo is processing an application for a building permit to construct a new single family home at the property that requires water service from the City of Redwood city; and

WHEREAS, the Property owner has requested that the City of Redwood City provide water service to the property at 611 Glenloch Way; and

WHEREAS, the water service connection proposed for the single family residence at the property is subject to the following conditions and fees:

1. LAFCO approval of the application for the proposed water service connection;
2. Property owner's payment of LAFCO fees;
3. 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 service;
4. Property owner's payment of the city's water service annexation fees;
5. Property owner's installation, or payment for the city to install, a new water service line, as necessary;
6. 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;

7. 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.
8. The owner of the property shall adhere to all the review comments and conditions of service stated by the city; 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 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 at 611 Glenloch Way, Unincorporated San Mateo County, California (APN 068-021-290) pursuant to California Government Code Section 56133 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

2. 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.

* * *

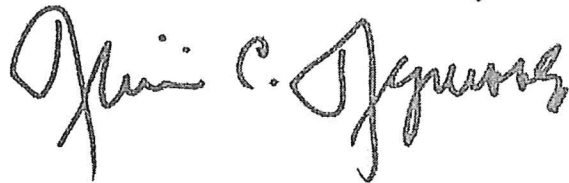
Passed and adopted by the Council of the City of Redwood City at a
Joint City Council/Successor Agency Board/Public Financing Authority Meeting
thereof held on the 25th of March, 2013 by the following votes:

Council members: Bain, Foust, Gee, Ira, Pierce, Seybert and Mayor Aguirre

NOES: None


RECUSED: None

ABSTAIN: None



Alicia C. Aguirre
Mayor of the City of Redwood City

Attest:



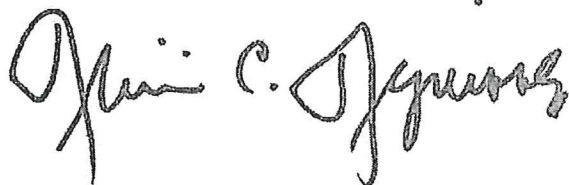
Silvia Vonderlinden
City Clerk of Redwood City

I hereby approve the foregoing
resolution this 26th day of March 2013.

CITY OF REDWOOD CITY
Dora Wong, Office of the City Clerk of the City of Redwood City
does hereby certify that the above and foregoing is a full true and
correct copy of Resolution

In Witness Whereof, I have hereunto set my hand and the seal of
said City this 27 day of March 2013

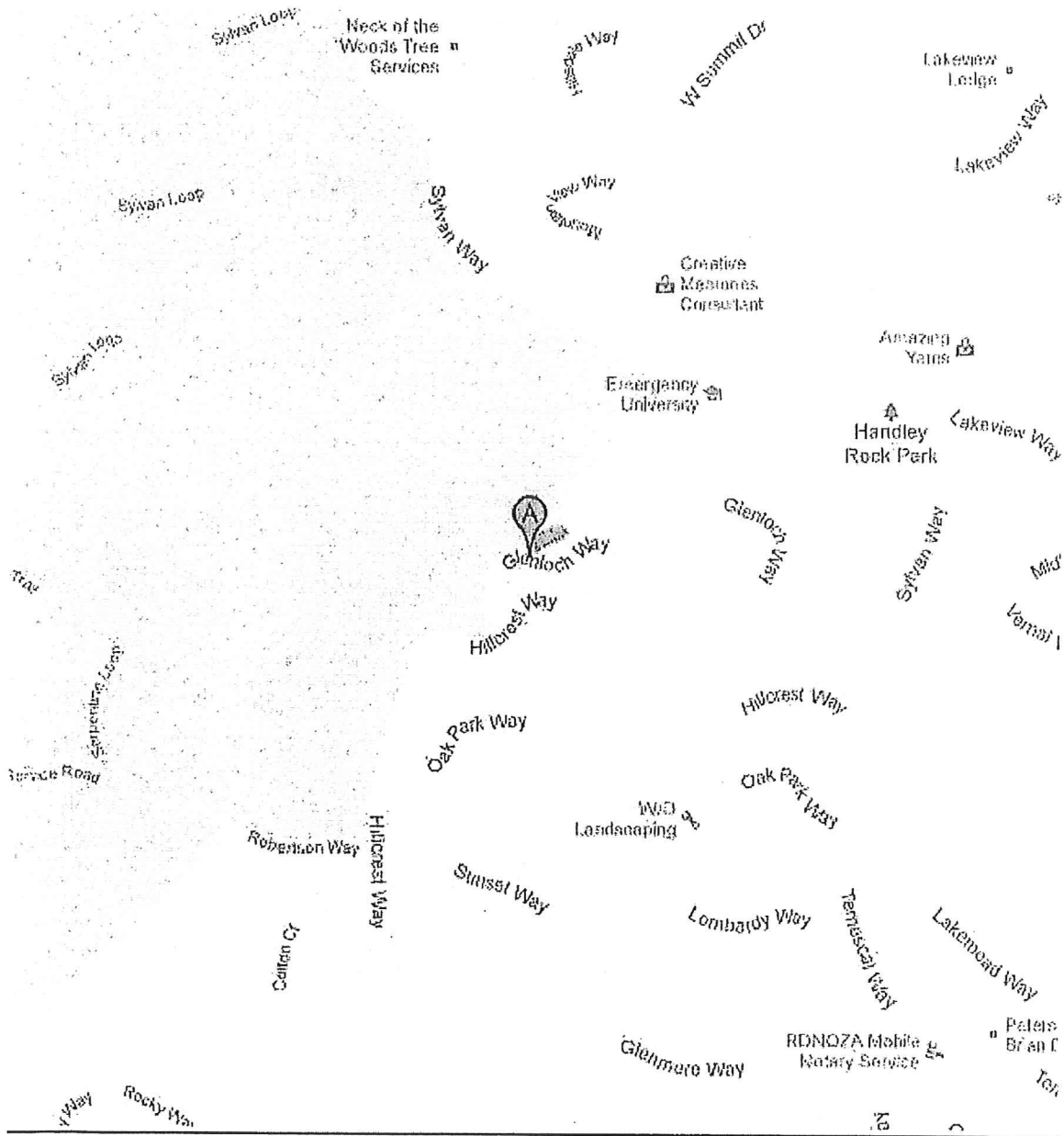
Dora Wong
Deputy City Clerk



Alicia C. Aguirre
Mayor of the City of Redwood City

PROJECT MAP

(611 Glenloch Way)



RESO. # 15253

MUFF # 802