

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 8, 2017**

**To:** LAFCo Commissioners  
**From:** Martha Poyatos, Executive Officer  
**Subject:** LAFCo File 17-13—Proposed Water Extension by the City of Redwood City to Proposed Single-family Home at 656 Park Road (APN 057-172-160) (Unincorporated 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 located at 656 Park Road in Unincorporated Emerald Lake Hills. The 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 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 as designated by the San Francisco Public Utilities Commission (SFPUC). 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. In implementing Section 56133, LAFCo's policy on extension of service outside city or district boundaries recognizes that there may be unique local conditions among individual service providers and unincorporated communities. In urban areas requiring the full range of urban services, LAFCo policies favor annexation, especially of lands proposed for subdivision. The policy states the intention of the Commission to continue to encourage annexation of such areas and consider extension of services outside jurisdictional boundaries only where annexation is not feasible. In instances where an outside service agreement is a condition of

**COMMISSIONERS:** DON HORSLEY, CHAIR, County ▪ MIKE O'NEILL, VICE CHAIR, City ▪ JOSHUA COSGROVE, Special District ▪ ANN DRAPER, Public  
 RICH GARBARINO, City ▪ JOE SHERIDAN, Special District ▪ WARREN SLOCUM, County

**ALTERNATES:** KATI MARTIN, Special District ▪ HARVEY RARBACK, City ▪ SEPI RICHARDSON, Public ▪ DAVE PINE, County

**STAFF:** MARTHA POYATOS, EXECUTIVE OFFICER ▪ REBECCA ARCHER, LEGAL COUNSEL ▪ JEAN BROOK, COMMISSION CLERK

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approval of a subdivision proposed for territory in an unincorporated area, LAFCo policy encourages the County to consult with the city whose sphere contains the subject territory in reviewing the development project.

In the case of the Unincorporated Emerald Lake Hills area, all water service is provided by the City of Redwood City as it is the wholesale purchaser of water from SFPUC for City territory as well as a broader area outside City boundaries. The City indicates the new connection will not have a significant impact on the City's total water allotment. The water extension would serve infill development from an existing water main and is consistent with County General Plan policies that encourage connection to municipal water and sewer in urban areas. The area is in the City's sphere of influence making it eligible for future annexation; however, the parcel in question is not contiguous with the City boundary and therefore not eligible for annexation at this time. Emerald Lake Hills is a substantially developed residential neighborhood in the sphere of influence of the City of Redwood City. Future annexation of Emerald Lake Hills would require a General Plan amendment and rezoning by the City, and considerable collaboration between the City, County, property owners, and residents. Annexation of the parcel as part of a larger annexation is more likely if the parcel is already receiving City water service.

The City of Redwood City is the water provider and the County-governed Emerald Lake Hills Sewer Maintenance District provides sewer service in the area. San Mateo County Environmental Health indicates that the owner should either connect to sewer or investigate installing a septic system and reports that the proposal has no adverse environmental health significance. There are no registered voters in the subject territory. The property owner is responsible for constructing the water line to connect to the water main in Park 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.

### **Recommendation**

By motion, approve LAFCo File No. 17-13—Proposed Water Extension by the City of Redwood City to Proposed Single-family Home at 656 Park Road (APN 057-172-160) (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  
Fred Herring, Applicant  
Edward Cox, Owner

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 656 Park Road (APN 057-172-160)  
(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  
  x   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?

  x   Yes      No

5. Estimated acreage: 38,800 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
water	None	"City of Redwood City"	proponent	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.

(Fill in with address, street, nearest cross street)

656 PARK ROAD near Live Oak Lane

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

3. How are adjacent lands used?

North: SINGLE-FAMILY RESIDENCE

South: " " " "

East: " " " "

West: " " " "

4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?  
NO ADDED/FUTURE DEVELOPMENT WILL RESULT FROM PROPOSED ACTION

5. What is the general plan designation of the subject territory?  
(Please provide this info) R-1 DR

6. What is the existing zoning designation of the subject territory?  
(Please provide this information) R-1 DR

7. What rezoning, environmental review or development approvals have already been obtained for development in the subject territory? None  
COUNTY DESIGN REVIEW/PLANNING APPROVALS ARE IN PLACE

8. What additional approvals will be required to proceed? (Please Check with County of San Mateo Public Works regarding right of way encroachment, etc.)

ISSUE OF BUILDING PERMIT AS NOW APPROVED BY COUNTY AGENCIES (PLANNING, PUBLIC WORKS, BUILDING, ETC.)

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? **ONLY THE DEVELOPMENT OF A SINGLE-PARCEL IS PROPOSED. THIS PROPOSAL WILL NOT INCREASE POTENTIAL FUTURE DEVELOPMENT OF THE SUBJECT 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: HERRING & WORLEY, INC.

EMAIL: [flh1741@sbcglobal.net](mailto:flh1741@sbcglobal.net)

ADDRESS: 1658 EL CAMINO REAL  
SAN CARLOS, CA 94070

PHONE: 650/591-1441

ATTN: F. HERRING

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.

**Submit Application And LAFCo fees to LAFCo. City must adopt resolution of application before application can be scheduled for LAFCo hearing.**

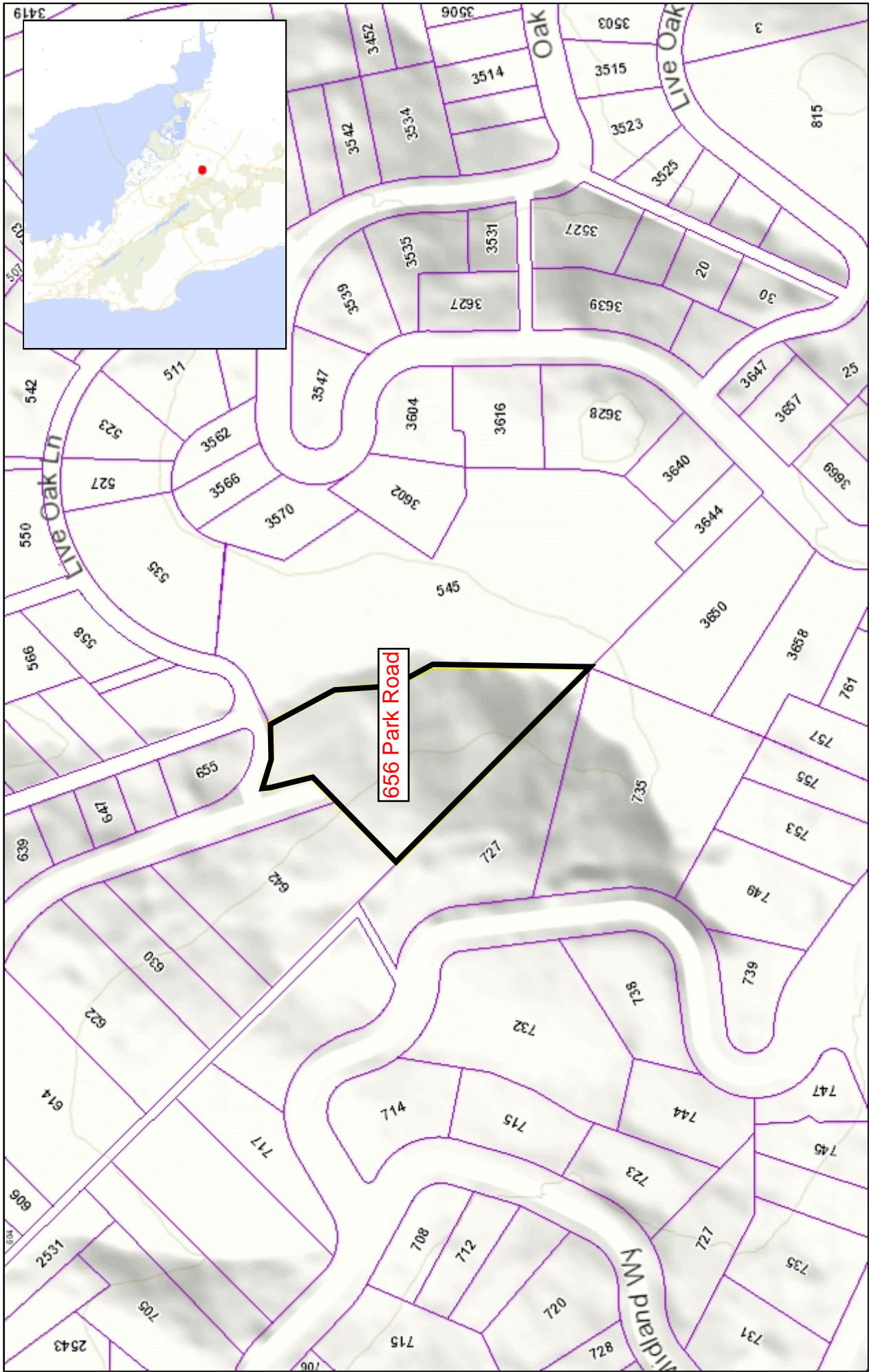
Submit to:

Martha Poyatos, Executive Officer  
San Mateo LAFCo  
455 County Center  
Redwood City, CA 94063



San Mateo County

APN 057-172-160



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**



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WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
 © Latitude Geographics Group Ltd.