

SAN MATEO

**LOCAL AGENCY FORMATION COMMISSION**

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

January 8, 2001

To: Members, Formation Commission

From: Martha Poyatos, Principal Management Analyst

Subject: LAFCo File No. 00-12---Proposed Agreement between
the City of South San Francisco and Peters for a
Sanitary Sewer Connection

Summary

Pursuant to Government Code Section 56133, Commission approval is required for agreements between local agencies and landowners for provision of service outside of the agency's boundaries. This provision requires that the public agency apply by resolution on behalf of the landowner for LAFCo approval before it can extend service to the property. In this case, the City of South San Francisco has applied for extension of sewer service to a parcel located at 288 Alta Vista in unincorporated County Club Park. Commission approval is recommended.

Departmental ReportsDepartment of Public Works

No Comment

Environmental Health:

The California Water Service Company and the City of South San Francisco provide the available water and sewer service in the area. The parcel cannot pass soil percolation test for an on-site sewage disposal system.

Recommendation: Approval

San Mateo County Planning:

There is a pending building permit application to allow construction of a single-family home. The issuance of the building permit is contingent on sewer approval as percolation tests have failed. Land use designation is low density residential with 2.2 units per acre. General Plan

Policy 11.5 favors consideration of sewerage systems as the appropriate method of wastewater disposal in urban areas.

Recommendation: Approve

Staff Report and Recommendation:

This proposal has been submitted by resolution of the City of South San Francisco following the property owner's request to extend sewer service to 288 Alta Vista Drive, a 0.9 acre parcel. The landowners have applied to the San Mateo County Planning Division to demolish an existing residence and construct a single-family residence. Sewer service approval is a condition of approval of the permit because the parcel has failed to pass a percolation test for on-site septic. The parcel is not contiguous to city boundaries and therefore not currently eligible for annexation to the City. The proposal is, however, consistent with the City's policy of providing sewer service to the unincorporated County Club Park neighborhood.

The project is exempt from the California Environmental Quality Act (CEQA) because it involves sewer extension of reasonable length to serve Class 3 construction (one single-family residence) [15303(d)].

The subject area is within the sphere of influence of the City of South San Francisco adopted by the Commission in 1976. The City currently provides sewer service to several other properties in the unincorporated area, including two adjacent parcels.

As stated in draft policies for review of service agreements outside jurisdictional boundaries, LAFCo can not set conditions that directly regulate land use, development or subdivision requirements. The Commission can however, encourage local agencies to consult on projects to be developed in unincorporated areas. It is recommended that in this case, transmittal of approval of extension of sewer service include a recommendation that the City of South San Francisco and the County of San Mateo consult in reviewing the project.

Recommendation: The proposal is consistent with the City's sphere of influence and with service already extended to the area by the City of South San Francisco. It is therefore respectfully recommended that the Commission approve the proposed agreement for extension of service.

Recommended Commission Action, by motion:

1. Approve LAFCo File No. 00-12- Proposed Outside Service Agreement between the City of South San Francisco and Peters and direct staff to transmit a letter of approval to the City and the property owner, including a recommendation that the City of South San Francisco and the County of San Mateo Planning Division consult on review of the project.

Respectfully submitted,



Martha Poyatos
Principal Management Analyst

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

COUNTY GOVERNMENT CENTER

REDWOOD CITY, CALIFORNIA 94063

(415) 363-4224

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

A. -- GENERAL INFORMATION

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

To connect property at 288 Alta Vista Drive, on which Roger Peters plans to construct a new single-family home, to the City of South San Francisco's sanitary sewer system.

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
[checked] 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?

The property at 288 Alta Vista Drive will not pass a perk test. Consequently, a permit for a septic tank and leach field cannot be issued. The only other alternative is to connect to South San Francisco Sanitary sewer system.

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

- [checked] yes no

5. Estimated acreage: .9

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.

South San Francisco and San Mateo County

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.

<u>SERVICE</u>	<u>PRESENT SOURCE</u>	<u>PROPOSED SOURCE</u>	<u>FUNDING SOURCE</u>	
			<u>CONSTRUCTION</u>	<u>OPERATING</u>
<u>Police</u>	<u>Co. Sheriff</u>	<u>City Police Dept.</u>	<u>N/A</u>	<u>taxes</u>
<u>sewer</u>	<u>none</u>	<u>City of</u>	<u>proponent</u>	<u>fees</u>
<u>Sewer</u>	<u>none</u>	<u>City of So. San Francisco</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.

East of I-280, West of El Cameno, North of I-380

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

Low density residential

3. How are adjacent lands used?

North: Baptist Church

South: Single home dwelling

East: Single home dwelling

West: Single home dwelling

4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?

Replace a single family dwelling

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

Low Density Residential

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

R1-CCP

7. What rezoning, environmental review or development approvals have already been obtained for development in the subject territory?

R-E-B

8. What additional approvals will be required to proceed?

Building permit

9. Does any portion of the subject territory contain any of the following -- agricultural preserves, sewer or other service moratorium or wetlands subject to 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?

No

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:

(Please Print)

NAME: Roger Peters
ADDRESS: 152 Chicago Way
San Francisco, CA. 94112

PHONE: (415) 337-1838

ATTN: _____

Roger Peters

Signature of Proponent

D. -- AFFECTED PUBLIC AGENCIES

Please complete this section if this application is submitted by resolution of one or more affected public agencies. Certified copies of resolutions listed below must accompany this application.

1. The names and resolutions of agencies applying for the change of organization or reorganization described above are as follows:

<u>Affected Agency</u>	<u>Resolution No.</u>	<u>Date of Adoption</u>
<u>CITY OF SOUTH SAN FRANCISCO</u> <u>(FOR SEWER CONNECTION)</u>	_____	_____

2. Does this application have 100% consent of landowners in the affected area?
 yes no (If yes, include proof of consent.) N/A

PLAN FOR PROVIDING SERVICES

1. Enumerate and describe the services to be extended to the affected territory.

EXTEND SANITARY SEWER CONNECTION TO THE
SUBJECT PROPERTY

2. Describe the level and range of those services.

STANDARD SEWER LINES W/SITE A LOCATION
APPROVED BY CITY OF SOUTH SAN FRANCISCO.

3. Indicate when those services can feasibly be extended to the affected territory.

AS SOON AS THE SEWER CONNECTION APPLICATION
IS APPROVED BY CITY OF SOUTH SAN FRANCISCO IN
KAFO A COUNTY OF SAN MATEO PERMITS.

4. Indicate any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions to be imposed or required within the affected territory.

INSTALLATION OF SANITARY SEWER LATERALS
FROM DWELLINGS TO NEW SEWER LINE EXTENSIONS
ON ALTA VISTA DRIVE.

5. Describe financial arrangements for construction and operation of services extended to the affected territory. Will the territory be subject to any special taxes, charges or fees (if so, please specify)?

INDIVIDUAL SOWER CONNECTION COSTS SHALL BE PAID BY THE PROPERTY OWNER / APPLICANT

6. In as much detail as required to give a clear explanation, explain why this proposal is necessary at this time.

SEPTIC TANK & FIELD SERVING THE EXIST. DWELLING, NEW SINGLE FAMILY DWELLING WILL BE BUILT ON THE SAID PARCELS. NEW SANITARY SOWER LINES PER CODE MAKES SENSE FROM HEALTH / ENVIRONMENTAL STANDPOINT.

This section completed by

PAUL DAZARDY
(Name)

ASST. ENGR.
CITY OF SST.
(Position)

NOV 02 2000

WARREN SLOCUM, County Clerk
By Madeline Gruen
DEPUTY CLERK

NOTICE OF EXEMPTION

To: County Clerk
County of San Mateo
County Government Center
Redwood City, CA 94063

From: City of South San Francisco
Planning Division
315 Maple Avenue
South San Francisco, CA 94080

Project Title: Sewer Connection

Project Location-Specific: 288 Alta Vista Drive (APN #013-124-060)

Project Location - City: South San Francisco Project Location- County: San Mateo

Description of Project: Sanitary sewer connection to City sewer mainline.

Name of Public Agency Approving Project: City of South San Francisco, City Council

Name of Person or Agency Carrying Out Project: City of South San Francisco, Engineering Division

Exempt Status: (check one)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number:
- Statutory Exemptions. State code number:
- General Rule: **Section 15061(b)(3)**

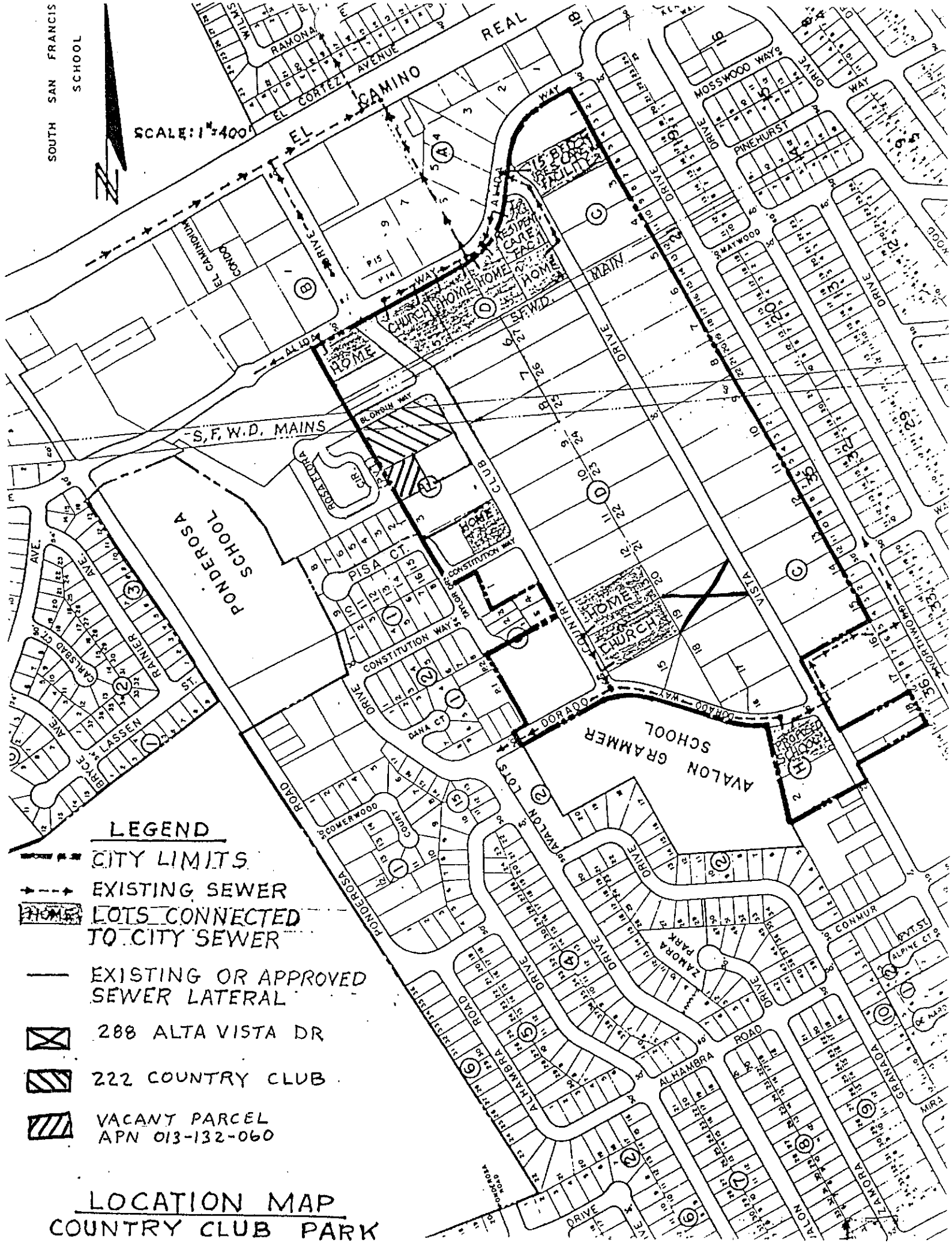
Reasons why project is exempt: Section 15601(b)(3) states that where it can be seen with certainty that there is no possibility that the activity may have a significant effect on the environment, the activity is not subject to CEQA. Since the Country Club area is essentially built-out, the extension of sewer service would not result in additional growth or environmental impacts.

Lead Agency: City of South San Francisco
Contact Person: Thomas C. Sparks, Chief Planner
Area Code/Telephone/Extension: (650) 877-8535


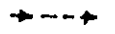





Signature: Thomas C. Sparks Date: (October 31, 2000)
Thomas C. Sparks for Lead Agency
Title: Chief Planner

SOUTH SAN FRANCISCO SCHOOL

SCALE: 1"=400'



LEGEND

-  CITY LIMITS
-  EXISTING SEWER
-  LOTS CONNECTED TO CITY SEWER
-  EXISTING OR APPROVED SEWER LATERAL
-  288 ALTA VISTA DR
-  222 COUNTRY CLUB
-  VACANT PARCEL APN 013-132-060

**LOCATION MAP
COUNTRY CLUB PARK**

RESOLUTION NO. 121-2000

CITY COUNCIL, CITY OF SOUTH SAN FRANCISCO, STATE OF CALIFORNIA

A RESOLUTION AUTHORIZING AN APPLICATION TO LOCAL AGENCY FORMATION (LAFCO) TO PERMIT EXTRA TERRITORIAL SEWER SERVICE PROVIDED BY THE CITY OF SOUTH SAN FRANCISCO FOR THE PROPERTY LOCATED AT 288 ALTA VISTA DRIVE

WHEREAS, Roger Peters purchased a lot with a dilapidated home on it in the County Club areas of San Mateo County; and

WHEREAS, Mr. Peters found out that the lot no longer showed adequate percolation to allow service of the dwelling with a septic system; and

WHEREAS, the County of San Mateo will not issue building permits under such circumstances, leaving Mr. Peters with no alternative, but to seek extra territorial services from the City.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of South San Francisco that the City Council hereby authorizes an application to Local Agency Formation (LAFCO) to permit extra territorial sewer services provided by the City of South San Francisco for the property located at 288 Alta Vista Drive.

* * * * *

I hereby certify that the foregoing Resolution was regularly introduced and adopted by the City Council of the City of South San Francisco at a Regular meeting held on the 11th day of October, 2000 by the following vote:

AYES: Councilmembers Pedro Gonzalez, Eugene R. Mullin and John R. Penna, Mayor
Pro Tem Joseph A. Fernekes and Mayor Karyl Matsumoto

NOES: None.

ABSTAIN: None.

ABSENT: None.

ATTEST: /s/ Sylvia M. Payne
City Clerk

F:\File Cabinet\RESO\288AltaVista.res.doc

STATE OF CALIFORNIA	} SS
COUNTY OF SAN MATEO	
I, Sylvia M. Payne, City Clerk of the city of South San Francisco, County of San Mateo, State of California, an ex-officio Clerk of the City Council thereof, do hereby certify that the above and foregoing is a full, true and correct copy of	
<u>Reso # 121-2000</u>	
the original of which is on file in my office, and that I have carefully compared the same with the original.	
IN WITNESS WHEREOF I have hereunto set my hand and the seal of the City of South San Francisco this <u>20th</u> day of <u>Oct</u> 20 <u>00</u>	
SYLVIA M. PAYNE	
City Clerk and Ex-officio Clerk of the City Council of the City of South San Francisco	
By	<u>Sylvia M. Payne</u> City Clerk
By	_____ Deputy City Clerk