

SAN MATEO



# LOCAL AGENCY FORMATION COMMISSION

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

September 13, 2017

**To:** LAFCo Commissioners  
**From:** Martha Poyatos, Executive Officer  
**Subject:** LAFCo File No. 17-02—Proposed Water Extension by the City of Redwood City to Proposed Single-family Home on Park Road (APN 057-163-110) (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 on Park Road 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 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 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 approval of a subdivision proposed for territory in an unincorporated area, LAFCo shall

**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:** VACANT, Special District ▪ HARVEY RARBACK, City ▪ SEPI RICHARDSON, Public ▪ DAVE PINE, County

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

encourage 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 to the City boundary and therefore not eligible for annexation. 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.

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 Park Road.

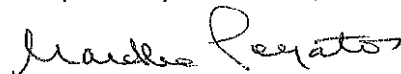
#### **California Environmental Quality Act**

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 17-02—Proposed Water Extension by the City of Redwood City to Proposed Single-family Home on Park Road (APN 057-163-110) (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  
Tuomo & Chizuko Katajamaki, Applicants

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 by the City of Redwood City to a proposed single family home on APN 057-163-110 on Park Road, (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 newly constructed single-family residence

4. Does this application have 100% consent of landowners in the affected area?  
 Yes  No

5. Estimated acreage: 3,500 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 SOURCE	PROPOSED SOURCE	FUNDING SOURCE	
			CONSTRUCTION	OPERATING
WATER	NONE	"City of Redwood City"	PROPOSER	FEES

**C. PROJECT PROPOSAL INFORMATION**

- Please describe the general location of the territory which is the subject of this proposal. Refer to major highways, roads and topographical features.  
Park Road, near Live Oak in unincorporated Emerald Lake Hills
- Describe the present land use(s) in the subject territory: Residential
- How are adjacent lands used?  
North: Residential  
South: " "  
East: " "  
West: " "
- 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.
- What is the general plan designation of the subject territory? Single Family Residential
- What is the existing zoning designation of the subject territory? Single Family Residential
- What rezoning, environmental review or development approvals have already been obtained for development in the subject territory? None
- What additional approvals will be required to proceed? (Please Check with County of San Mateo Public Works Roads Department regarding right of way encroachment, etc. and COMPLETE THIS SECTION)  
Encroachment permit DPW2017-00239 (APPROVED 3/3/17)

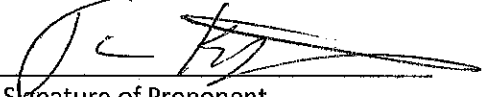
9. Does any portion of the subject territory contain any of the following --agricultural preserves, sewer or other service moratorium or wetlands subject to the State Lands Commission jurisdiction? NO

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 necessary to serve proposed single-family home.

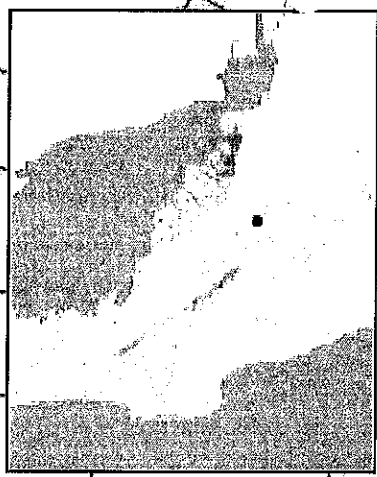
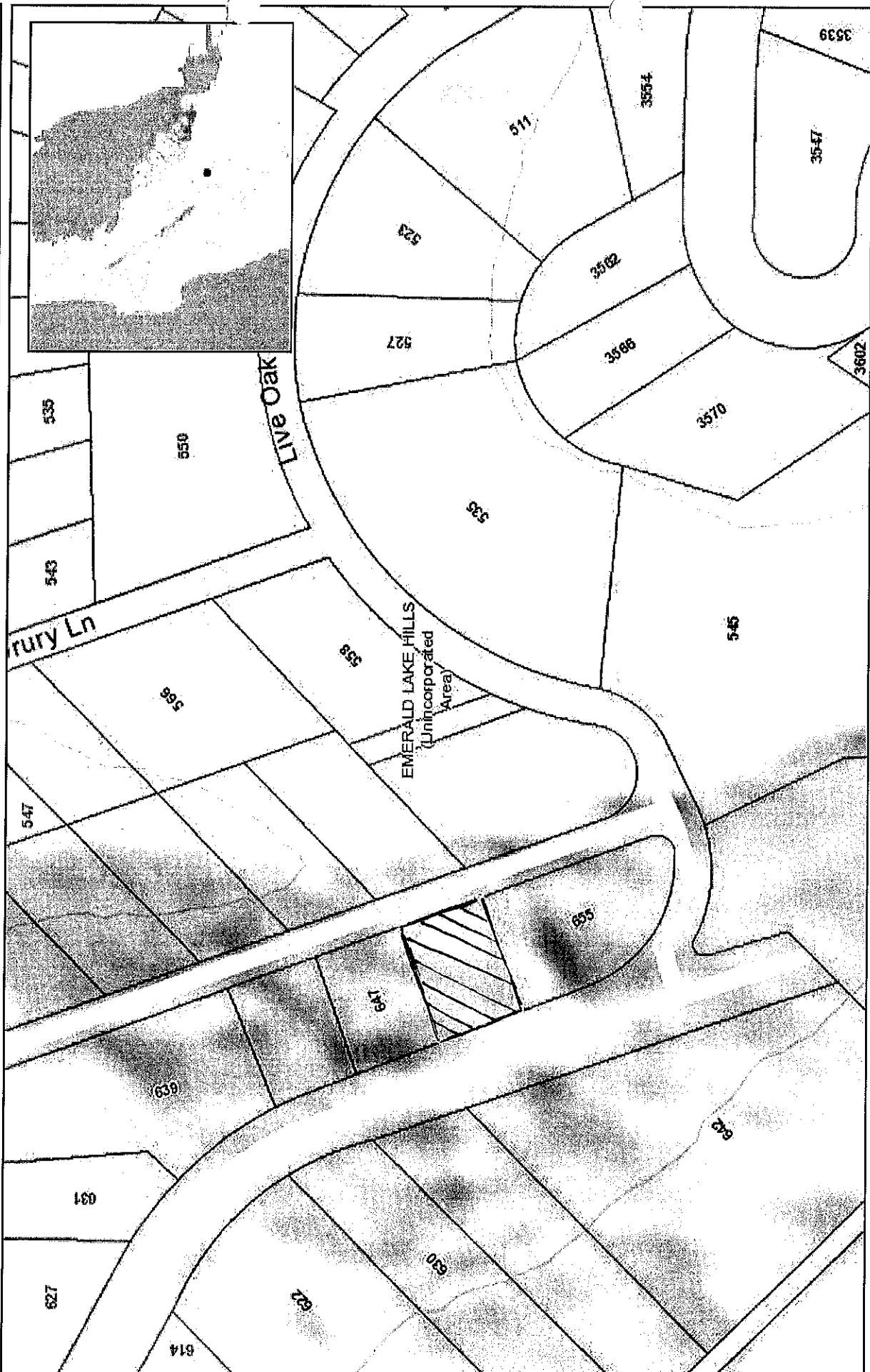
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LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Tuomo Katajamaki  
ADDRESS: 2275 S Bascom Ave Apt 915 PHONE: (408) 420-6903

ATTN: \_\_\_\_\_ By: Tuomo Katajamaki   
Type name Signature of Proponent

**Must be accompanied by LAFCo fees; submit City resolution when adopted**



Live Oak  
rury Ln

EMERALD LAKE HILLS  
(Unincorporated Area)

0.04 Miles  
0 0.02 0.04 Miles

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

1:1,128



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

**RESOLUTION NO. 15608**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDWOOD CITY 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 649 Park Road (APN 057-163-110), (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 649 Park Road; 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**, the City owns a 6 inch water main along the frontage of the Property; 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 649 Park Road, Unincorporated San Mateo County, California (APN 057-163-110) 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 shall pay the fees for any construction permit in connection with all above improvements, and shall pay associated costs for plan review and inspections.

g) 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 24<sup>th</sup> day of July 2017 by the following votes:

Council members: Aguirre, Bain, Borgens, Gee, Masur and Mayor Seybert

NOES: None

ABSENT: Howard

ABSTAINED: None

RECUSED: None



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John D. Seybert  
Mayor of the City of Redwood City

Attest:



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Pamela Aguilar  
City Clerk of Redwood City

I hereby approve the foregoing  
resolution this 25<sup>th</sup> day of July 2017.



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John D. Seybert  
Mayor of the City of Redwood City

**CITY OF REDWOOD CITY**

Pamela Aguilar, CMC, 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 15608  
In Witness Whereof, I have hereunto set my hand and the  
seal of said City this 18<sup>th</sup> day of Aug., 20

PAMELAGUILAR, CMC  
City Clerk  


RESO. # 15608  
MUFF # 802