

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 12, 2016

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer
Subject: LAFCo File No. 15-06—Extension of Water Service to Proposed Single-family Home at APN 068-021-320, 681 Glenloch Way (Unincorporated San Mateo County) Pursuant to Government Code Section 56133 (0.07 acre)

Summary

Pursuant to Government Code Section 56133, Commission approval is required for extension of service by cities or districts 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 Glenloch Way in Unincorporated Emerald Lake Hills. A water connection is a condition of approval for a building permit to be issued by the County of San Mateo. The project area is within the sphere of influence (SOI) 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 SOI of the City of Redwood City and the City's water service area; 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.

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 Glenloch Way.

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.

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Recommendation

By motion, approve LAFCo File 15-06—Extension of Water Service to Proposed Single-family Home at APN 068-021-320, 681 Glenloch Way (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
Brian Younger, Applicant

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 proposed single family home at ⁶⁸¹~~680~~ Glenloch Way (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: (INSERT NUMBER OF square feet) 3200 sq ft

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

- 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
<u>water</u>	<u>None</u>	<u>"City of Redwood City"</u>	<u>proponent</u>	<u>fees</u>

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.
Glenloch Way near Sylvan 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 regarding right of way encroachment, etc. and COMPLETE THIS SECTION)**
Encroachment permits included in building department fees. PW has been advised.

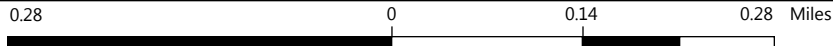
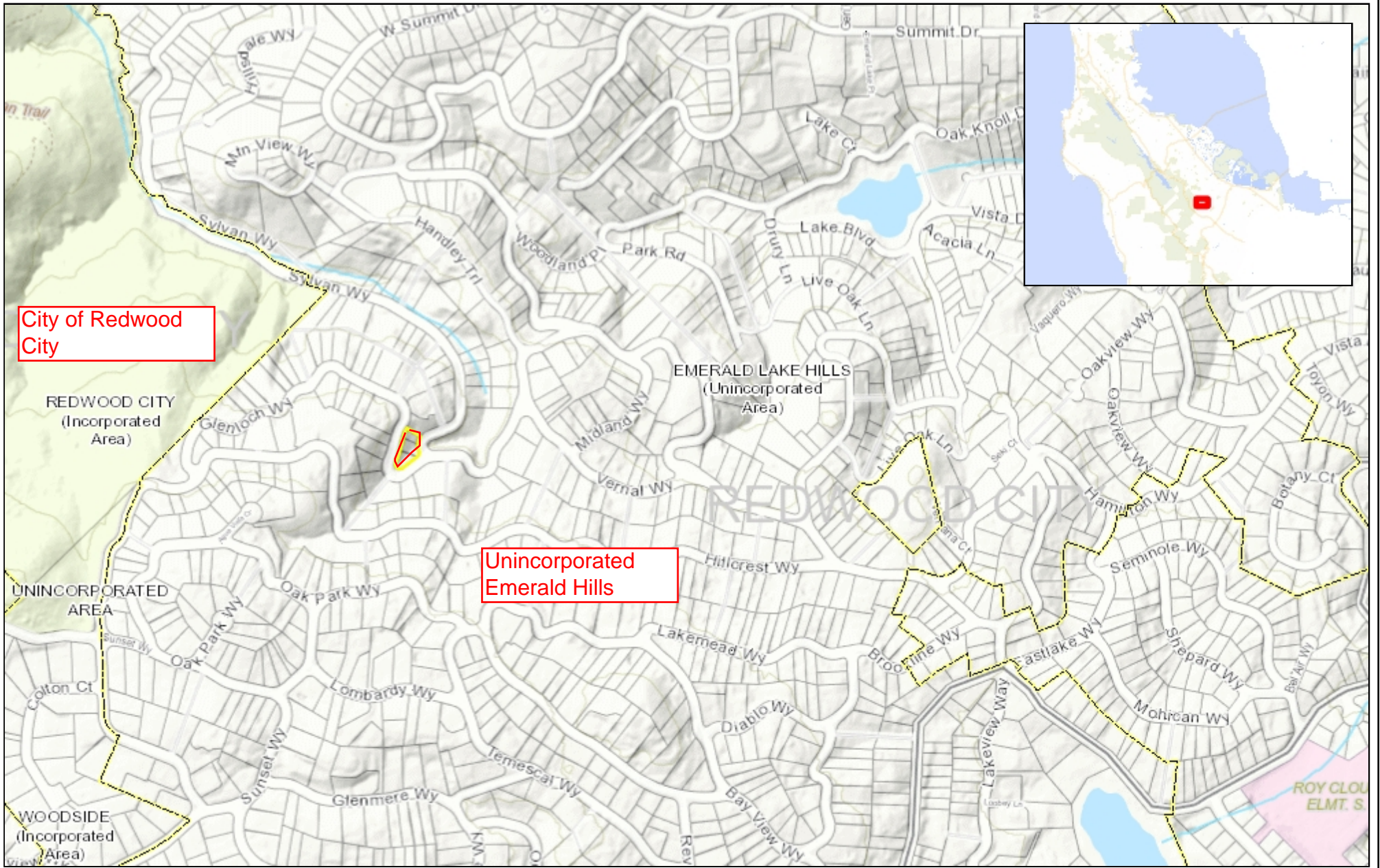
9. Does any portion of the subject territory contain any of the following --agricultural preserves, sewer or other service moratorium or wetlands subject to the State Lands Commission jurisdiction? NO
10. If no specific development projects are associated with this proposal, will the proposal increase the potential for development of the property? If so, how? As noted above, water service is necessary to serve proposed single-family home.

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: Brian Younger
ADDRESS: 545 Georgetown Ave PHONE: 6504300594

ATTN: _____ By: 
Signature of Proponent

**Must be accompanied by City of Redwood City Resolution of Application
And LAFCo fees**



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 © Latitude Geographics Group Ltd.

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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