



LOCAL AGENCY FORMATION COMMISSION

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

May 9, 2018

To: LAFCo Commissioners

From: Martha Poyatos, Executive Officer *Martha Poyatos*

Subject: LAFCo File No. 18-02—Proposed Water Extension by City of Redwood City to Proposed Single-family home at 607 Handley Trail, (Unincorporated Emerald Lake Hills) pursuant to Government Code Section 56133

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 by resolution for extension of water service to a proposed home on a newly created lot on Handley Trail in Unincorporated Emerald Lake Hills. Water connections are a County of San Mateo condition of approval for the building permits. The project area is within the sphere of influence of the City of Redwood City and the City’s water service area but is not contiguous to the City boundary. Commission approval is recommended.

Staff Report

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 new parcels. The subject area is within the sphere of influence (SOI) of the City of Redwood City and the City’s water service area. The parcel proposed for water service is not contiguous to the City boundary and are not eligible of annexation at this time.

San Mateo County Environmental Health reports that the City of Redwood City provides water and that the County-governed Oak Knoll Sewer Maintenance District provides sewer service in the area. The proposal has no adverse environmental health significance and there are no registered voters in the subject territory. The San Mateo County Assessor reports that the assessed value of land is \$225,093.

San Mateo County Planning Department submitted the following comments on the application:

The property is associated with San Mateo County Planning permit PLN2017-00540. The Planning permit currently under review. The Planning permit would allow for a Minor Subdivision of a 40,095 sq. ft. parcel into two parcels. Parcel 1 would total 24,054 sq. ft. and Parcel 2 would equal 16,041 sq. ft. Parcel 1 is currently developed with a house. Parcel 2 is the parcel subject to the water extension. If the water extension application is approved, the applicant shall provide the San Mateo County Planning and Building

Department evidence that the City of Redwood City will be able to provide water to this property. The applicant will be required to secure all Planning and Building permits related to any future development on this parcel. If LAFCo does not grant the water extension, any future development would be hampered due to the lack of a domestic water source. The extension of the water to allow for the future development of this parcel would have a minimal impact to the overall population of the area or the City's water supply.

While County General Plan Policies support the annexation of parcels that are located within the Sphere of Influence of cities, the County recognizes that annexations of parcels that are requesting utility extensions may not always be practical. The subject parcel is not continuous to the existing boundaries of the City of Redwood and the annexation is not feasible at this time.

The following General Plan Policies support extension of water service to serve the proposed subdivision:

San Mateo County General Plan Policy 7.16 (Land Use Objectives for Urban Areas) promotes development in urban areas in order to: (1) maximize the efficiency of public facilities, services and utilities, (2) minimize energy consumption, (3) encourage the orderly formation and development of local government agencies, (4) protect and enhance the natural environment, (5) revitalize existing developed areas, and (6) discourage urban sprawl. The future development of this property would meet the goals of infill development in an urban area that maximizes the existing public utilities in the area.

General Plan Policy 8.30 (Infilling) encourages the infilling of urban areas where infrastructure and services are available. The parcel is located in an urban area surrounded by existing residential uses.

General Plan Policy 8.32 (Overcoming Constraints to Development) encourages efficient and effective infrastructure (e.g. water supply, wastewater, roads) necessary to serve the level of development allowable within urban areas. The City of Redwood City will be providing water to this project, as it currently does for all developed properties in the Emerald Lake Hill area.

General Plan Policy 10.10 (Water Supplier in Urban Areas and Wastewater Management) encourages the delivery of water via water systems as the preferred method in urban areas. This policy also discourages the use of wells to serve urban uses. The City of Redwood City will be providing water to this project via their existing water system, fulfilling this policy.

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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

1. By motion, approve Proposed Water Extension by City of Redwood City to one newly created parcel at 607 Handley Trail (Unincorporated San Mateo County) pursuant to Government Code Section 56133 and direct the Executive Officer to send a letter of approval to the City and the property owner.

Distribution: Javier Sierra, Water Department, City of Redwood City
James Thompson, Jet Engineering
Gary and Mary Lynn Sowers, Property Owners

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

RECEIVED

MAR 13 2018

LAFCO

A. GENERAL INFORMATION

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

Extension of water service to PARCEL 2, 607 HANDLEY TRAIL (APN 057-113-110)
(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 TO BE LOCATED ON PARCEL 2.

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

Yes No

5. Estimated acreage: 16,041 SF (0.37 AC)

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"	proponent	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. THE PROJECT IS LOCATED AT 607 HANDLOY TR APN 057-113-010, AT THE CORNER OF HANDLOY TRAIL AND MTN VIEW WAY IN UNINCORPORATED EMERALD LAKE HILLS.
- Describe the present land use(s) in the subject territory:
Residential
- How are adjacent lands used?
North: ROADWAY (HANDLOY TR)
South: RESIDENTIAL " "
East: RESIDENTIAL " "
West: ROADWAY (HANDLOY TR) " "
- Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?
YES, 2 LOT PARCEL MAP. 2ND LOT WILL BE SINGLE FAMILY RESIDENTIAL
- What is the general plan designation of the subject territory?
MEDIUM LOW DENSITY RESIDENTIAL (2.9-6.0 DU/AC)
- What is the existing zoning designation of the subject territory?
R-H (RESIDENTIAL HILLSIDE)
- What rezoning, environmental review or development approvals have already been obtained for development in the subject territory?
SLOPE ANALYSIS.
- What additional approvals will be required to proceed? (Please Check with County of San Mateo Public Works regarding right of way encroachment, etc.) TENTATIVE PARCEL MAP, PARCEL MAP, BUILDING PERMIT AND ENCROACHMENT 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 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? YES. PROJECT WILL CREATE ONE ADDITIONAL SINGLE FAMILY RESIDENTIAL LOT.

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: JAMES E THOMPSON, JET ENGINEERING

ADDRESS: 1048 EL CAMINO REAL, STE C
REDWOOD CITY, CA 94063

PHONE: (650) 260-2755

ATTN: JAMES E THOMPSON

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

Addendum to Application Requesting Sphere Amendment and
Approval to Extend Water Service to:

607 HANDEY

(List Project Name and assessor parcel numbers)

by the City of Redwood City
(Name of City or District)

As part of above noted application submitted by petition, the Chief Applicants, GARY AND MARYLYNN SOWERS as Applicants and subject landowner(s), real parties in interest, agree to defend, indemnify, hold harmless, and release the San Mateo LAFCO, its agents, Commissioners, Executive Officer, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this addendum to above noted application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications.

Mary Lynn Sowers Date 2/23/18
Mary Lynn Sowers Date 2/23/18
Gary D Sowers Date 2/23/18
GARY D. SOWERS Date _____

EMERALD LAKE HILLS (UNING)

607 Handley Trail

