

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 13, 2019

To: LAFCo Commissioners

From: Martha Poyatos, Executive Officer *M. Poyatos*

Subject: LAFCo File No. 19-10 - Proposed Outside Service Agreement for Sewer and Water by the City of Redwood City to a proposed single-family home at 1462 Edgewood Road, Parcel 2, Redwood City (APN 058-021-050) pursuant to Government Code Section 56133 (less than one acre)

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 sewer and water service to a proposed home on a vacant lot at 1462 Edgewood Road, Parcel 2 (APN 058-021-050), Emerald Lake Hills. The City has provided water service to the existing residence at Parcel 1 since at least 1940, and has provided sewer service since 2000. The water and sewer connection is a County of San Mateo condition of approval for any future development. 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. The property owner has recorded a document consenting to future annexation of the property to the City. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$467,204. The boundaries of the annexation area as proposed conform to lines of assessment and ownership.

County Clerk: The existing resident at Parcel 1 has one registered voter. The Outside Service Agreement would not conflict with any political subdivision boundaries. Parcel 2 is currently vacant.

County Public Works: The property is not located within any County sewer or sanitary district. An encroachment permit will be required for any work in the public right-of-way.

COMMISSIONERS: ANN DRAPER, CHAIR, PUBLIC ▪ JOSHUA COSGROVE, VICE CHAIR, SPECIAL DISTRICT ▪ RICH GARBARINO, City ▪ DON HORSLEY, COUNTY ▪ MIKE O'NEILL, CITY ▪ WARREN SLOCUM, COUNTY ▪ RIC LOHMAN, SPECIAL DISTRICT

ALTERNATES: KATI MARTIN, SPECIAL DISTRICT ▪ HARVEY RARBACK, CITY ▪ JAMES O'NEILL, PUBLIC ▪ DAVE PINE, COUNTY

STAFF: MARTHA POYATOS, EXECUTIVE OFFICER ▪ REBECCA ARCHER, LEGAL COUNSEL ▪ ROB BARTOLI, MANAGEMENT ANALYST

City of Redwood City: The City's General Plan designation is residential – low density. The Outside Service Agreement and application to LAFCo for the water and sewer connection was approved by the Redwood City City Council on October 28, 2019. The property owner will record a document consenting to any future annexation of the property to the City.

County Planning Department: The property is zoned RH/DR and has a General Plan Designation of medium density residential - urban. APN 058-021-050 currently consists of two parcels, Parcel 1 which is developed and Parcel 2 which is proposed for development. The property has obtained all necessary approvals for subdivision (PLN2019-00281) but the subdivision has not yet been recorded. Permits from County Planning and Building will be required for any development on the property. County Planning recommends approval of the proposal.

County Environmental Health Services: The City of Redwood City provides the available water and sewer service in the area. Environmental Health Services recommends approval of the proposal.

California Environmental Quality Act

The proposal is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) under Section 15303, Class 3, as it consists of a service extension for an exempt facility (up to three single-family residences and utilities, including water, to serve them).

Executive Officer's Report

This proposal has been submitted by resolution by the City of Redwood City in order to connect a proposed single-family dwelling on a newly created parcel to city sewer. The existing parcel has been served by the City of Redwood City of water since the 1940s and for sewer since 2000. The water and sewer extension is consistent with Section 56133 and the existing policies of San Mateo LAFCo. The subject property is within the Sphere of Influence of the City of Redwood. The parcel is not, however, contiguous to the City boundary. As such, annexation of this parcel is not feasible at this time. As required by San Mateo LAFCo policy, the property owner has recorded an agreement consenting to future annexation to the City and waive protest of the annexation if an annexation was proposed.

Condition of Approval

1) The applicant shall record the differed annexation agreement with the San Mateo County Recorder's Office, and provide a copy of the recorded document to LAFCo, prior to the issuance of the approval letter for the Outside Service Agreement for 1462 Edgewood Road, Parcel 2.

Recommended Commission Action

By motion, approve LAFCo File No. 19-10 – Proposed Outside Service Agreement for Sewer and Water by the City of Redwood City to a proposed single-family home at 1462 Edgewood Road, Parcel 2, Redwood City (APN 058-021-050) pursuant to Government Code Section 56133 (less than one acre) with the condition of approval.

Attachments

- A. Outside Service Application for 1462 Edgewood Road, Parcel 2, Redwood City (APN 058-021-050)
- B. Vicinity Map and Site Plan
- C. Copy of City of Redwood City Resolution and Draft Agreement

Distribution: Javier Sierra, City of Redwood City
 Joel Evora, City of Redwood City
 Jim Thomson, Applicant
 Kanoa Kelley, San Mateo County Planning Department
 John Brennan, San Mateo County Building Department

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 and sewer service to Parcel 2, 1462 Edgewood Rd. (APN 058-021-050) (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 and sewer 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?
 x Yes No
5. Estimated acreage: 12,458 sf

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

RECEIVED

AUG 21 2019

LAFCO

- 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
<i>Water</i>	<i>None</i>	<i>"City of Redwood City"</i>	<i>proponent</i>	<i>fees</i>
<i>Sewer</i>	<i>None</i>	<i>"City of Redwood City"</i>	<i>proponent</i>	<i>fees</i>

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 1462 Edgewood Rd, North-East of the intersection of Edgewood Rd and Cordilleras Rd and Edgewood Rd in unincorporated San Mateo County.

- Describe the present land use(s) in the subject territory:

Residential

- How are adjacent lands used?

North: Residential

South: Residential

East: Edgewood Rd (Roadway), Further East (Church)

West: Residential

- 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

- What is the existing zoning designation of the subject territory?

R-1, S-91 DR Combining District (Palomar Park Area)

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

Tentative Map Application Deemed Complete.

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

Parcel Map, Building and Encroachment Permits-Parcel 2

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

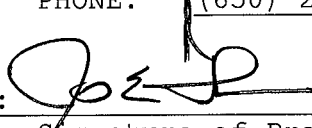
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: JET Engineering

ADDRESS: 1048 El Camino Real, STE C
Redwood City, CA 94063

PHONE: (650) 260-2755

ATTN: James E Thompson

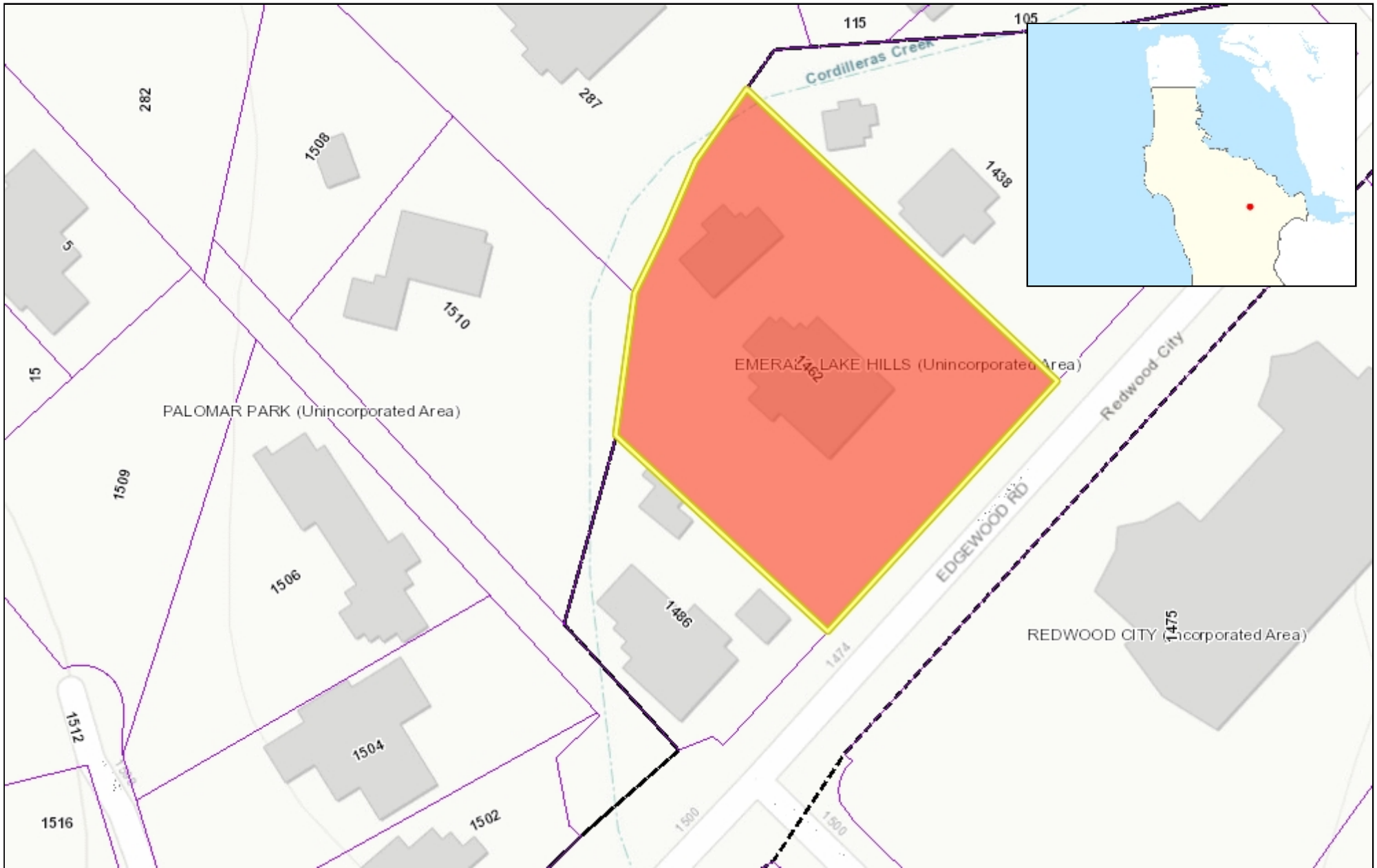
By: 
Signature of Proponent

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



0.04 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

APN 058-021-010
7 MAPS 2

N47°12'00"W 175.00' (1, 2)

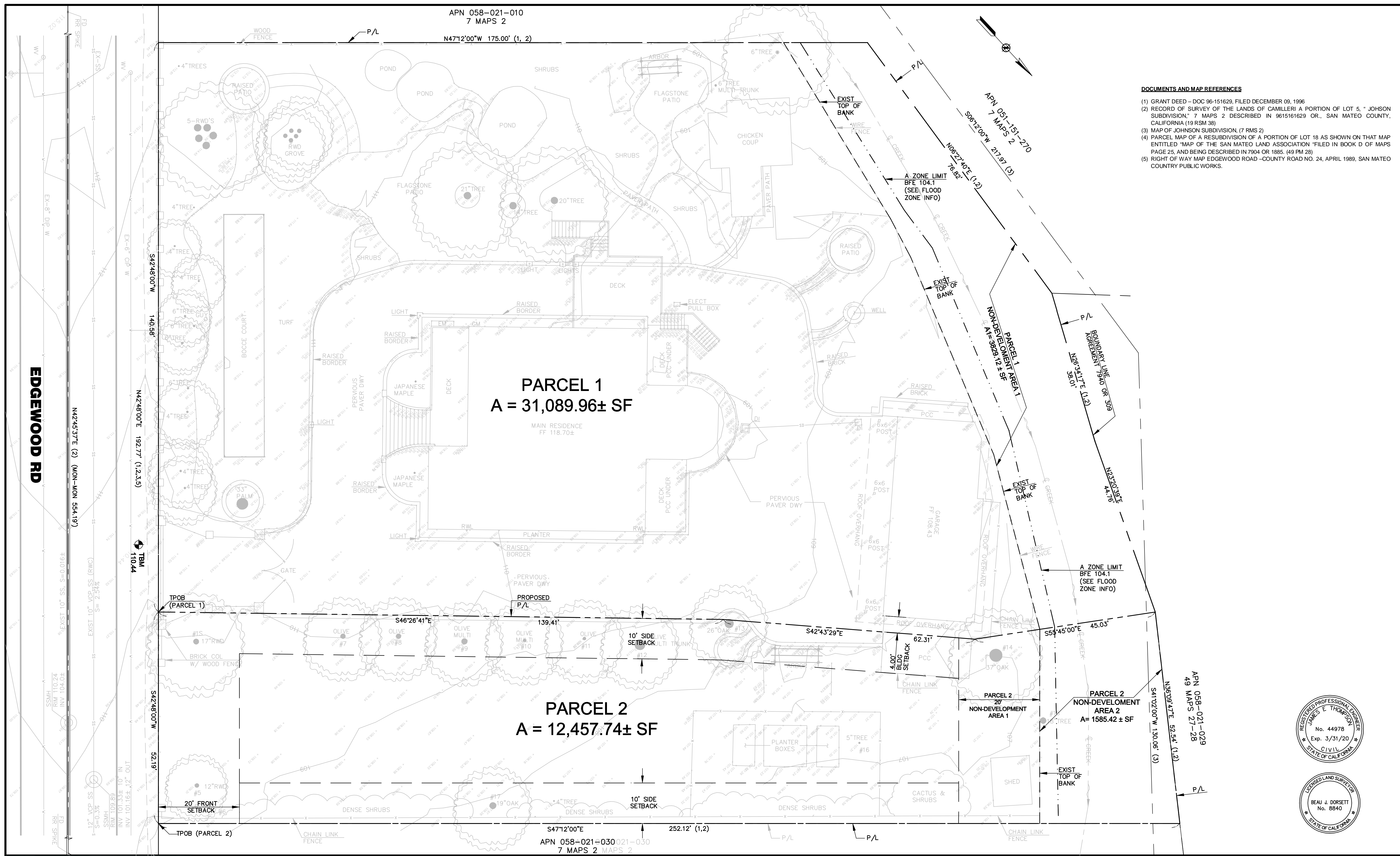
- DOCUMENTS AND MAP REFERENCES**
- (1) GRANT DEED - DOC 96-151629, FILED DECEMBER 09, 1996
 - (2) RECORD OF SURVEY OF THE LANDS OF CAMILLERI A PORTION OF LOT 5, " JOHNSON SUBDIVISION," 7 MAPS 2 DESCRIBED IN 96151629 OR., SAN MATEO COUNTY, CALIFORNIA (19 SM 38)
 - (3) MAP OF JOHNSON SUBDIVISION (7 RMS 2)
 - (4) PARCEL MAP OF A RESUBDIVISION OF A PORTION OF LOT 18 AS SHOWN ON THAT MAP ENTITLED "MAP OF THE SAN MATEO LAND ASSOCIATION" FILED IN BOOK D OF MAPS PAGE 25 AND BEING DESCRIBED IN 7904 OR 1885, (49 PM 28)
 - (5) RIGHT OF WAY MAP EDGEWOOD ROAD -COUNTY ROAD NO. 24, APRIL 1989, SAN MATEO COUNTY PUBLIC WORKS.

PARCEL 1
A = 31,089.96± SF

MAIN RESIDENCE
FF 118.70±

PARCEL 2
A = 12,457.74± SF

APN 058-021-030
7 MAPS 2



EDGEWOOD RD

JET ENGINEERING
CONSULTING CIVIL ENGINEERS
1048 EL CAMINO REAL, SUITE C
REDWOOD CITY, CA 94063

LANDS OF CAMILLERI
1462 EDGEWOOD RD
REDWOOD CITY, CA 94062

TENTATIVE SUBDIVISION MAP
PARCELS 1 AND 2

REVISIONS			
NO.	DATE	DESCRIPTION	BY

JOB NO. **R1462-E-18**
DATE: **03/29/19**
DRAWN: **DC**
CHECKED: **JET**
SCALE: **1" = 10'**

SHEET NO.
T3.0
3 OF 10 SHEETS



RESOLUTION NO. 15800**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 AND SEWER SERVICES TO 1462 EDGEWOOD ROAD (APN 058-021-050), OUTSIDE JURISDICTIONAL BOUNDARIES PURSUANT TO GOVERNMENT CODE SECTION 56133**

WHEREAS, the City of Redwood City ("City") has provided water and sewer services to the existing residence located at 1462 Edgewood Road, in unincorporated San Mateo County, California, APN 058-021-050 (the "Property"), which is outside the City's jurisdictional boundaries, but inside the City's sphere of influence and water and sewer service area; and

WHEREAS, the original lot at the Property is currently being subdivided into two parcels, with one existing residence located on Parcel 1 and a future residence planned for construction on Parcel 2; and

WHEREAS, the City owns a water main along Edgewood Rd that currently serves the existing house on Parcel 1; and

WHEREAS, development of Parcel 2 will require, and the owner of the Property has requested, new water and sewer connection services from the City. There is no available County sewer service line to which a connection can be made for Parcel 2, and the nearest existing municipal sewer line is the City's sewer main located along Edgewood Road; and

WHEREAS, the County of San Mateo is processing an application for a proposed subdivision and new single family home that requires water and sewer services from the City; and

WHEREAS, the County of San Mateo's approval of the proposed subdivision and development of Parcel 2 is conditioned upon the property owner obtaining new water and sewer connection services for Parcel 2 from the City; and

WHEREAS, the property owner has requested that the City provide water and sewer services to Parcel 2; and

WHEREAS, this project is categorically exempt under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15303(d) (New Construction or Conversion of Small Structures).

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF REDWOOD CITY, AS FOLLOWS:

1. The City Manager or her designee is hereby authorized and directed to submit an application to the Local Agency Formation Commission ("LAFCO") requesting approval for water and sewer service connections outside the City's jurisdictional boundaries and within the City's sphere of influence and within the water and sewer service areas to the Property, pursuant to California Government Code Section 56133 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

2. The water and sewer service connections for the proposed single-family residence at the Property is subject to the following conditions and fees:

- a) LAFCO approval of the application for the proposed water and sewer service connection;
- 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 and sewer service, property owner's payment of all applicable City fees, including connection fees associated with providing proposed water service;

- d) Property owner's payment of the City's water and sewer service annexation fees;
- e) Property owner's payment of the City's Sewer Wastewater Treatment Capacity Fee, the Sewer System Capital Facilities Fee and the Special Benefit Reimbursement Fee as established by the City Council including City Code Chapter 27 (Sanitary Sewerage Facilities);
- f) Property owner's installation, or payment for the City to install, a new water service line and a new sewer service lateral;
- g) Property owner is responsible for the design, construction, and connection of any water and sewer main modifications or extensions necessary to provide adequate flow for domestic use and fire suppression, in accordance with City Code Section 38.26 for water and City Code Chapter 27 for sewer as determined by the City;
- h) 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; and
- i) Property owner shall adhere to all the review comments and conditions of service stated by the City.

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.

4. This resolution shall be effective immediately upon adoption.

* * *

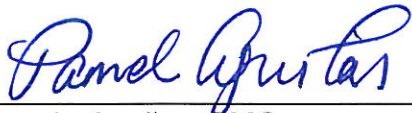
Passed and adopted by the Council of the City of Redwood City at a
Joint City Council/Successor Agency Board/Public Financing Authority Meeting
thereof held on the 28th day of October 2019 by the following votes:

AYES:	Aguirre, Borgens, Hale, Howard, Masur, Reddy and Mayor Bain
NOES:	None
ABSENT:	None
ABSTAINED:	None
RECUSED:	None



Ian Bain
Mayor of the City of Redwood City

Attest:



Pamela Aguilar, CMC
City Clerk of Redwood City

I hereby approve the foregoing
resolution this 29th day of October 2019.



Ian Bain
Mayor of the City of Redwood City

RESO. # 15800
MUFF # 802

**RECORDING REQUESTED BY AND
AFTER RECORDING MAIL TO:**

**LOCAL AGENCY FORMATION COMMISSION
455 COUNTY CENTER
REDWOOD CITY, CA 94063**

**With a copy to:
CITY CLERK
CITY OF REDWOOD CITY
P.O. BOX 391
1017 MIDDLEFIELD ROAD
REDWOOD CITY, CA 94064**

**SPACE ABOVE RESERVED FOR RECORDER'S USE
Exempt from recording fee per Gov. Code § 27383.**

DECLARATION OF RESTRICTION

THIS DECLARATION OF RESTRICTION ("Declaration") is made and entered into this ____ day of _____, 2019, by the Property Owner _____, a _____, ("Owner").

WITNESSETH:

WHEREAS, Owner owns all that certain real property situate in the County of San Mateo, State of California, commonly known as 1462 Edgewood Road, (APN 058-021-050) (the "Property"), as more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, the Property is located outside the jurisdictional boundaries of the City of Redwood City, a charter city and municipal corporation of the State of California, ("City"), and not contiguous to the City's boundary, but within the City's Sphere of Influence as determined by the San Mateo County Local Agency Formation Commission (the "Commission"); and

WHEREAS, on October 28, 2019, the City Council of the City adopted Resolution No._____, authorizing the application by the City to the Commission requesting approval for extension of water and sewer services to the Property pursuant

to Government Code Section 56133 and in compliance with Redwood City Municipal Code Chapter 27 (Sanitary Sewerage Facilities) and Chapter 38 (Water System Regulations); and

WHEREAS, as a condition to said water and sewer service connection, the Commission required the Owner to evidence consent to annexation to City and waiver of protest to such annexation in the event the Property were to be proposed for annexation to City; and

WHEREAS, Owner desires to evidence such consent and waiver as aforesaid; and

WHEREAS, Owner understands that any future annexation to City is subject to any and all City rights and determinations, whether legislative, quasi-judicial, administrative, or however characterized, with respect to any proposed annexation of the Property to City.

A G R E E M E N T:

NOW, THEREFORE, Owner agrees as follows:

1. **CONSENT**. In the event the Property shall be proposed for annexation to the City, Owner hereby consents to said annexation, and hereby waives Owner's rights to protest such annexation pursuant to the provisions of law governing such annexations.

2. **TAXES, OTHER CHARGES**. In the event annexation of the Property to City shall be duly approved by all agencies having jurisdiction thereof, Owner agrees that the Property shall be subject to any and all general, special, extraordinary, or additional taxes or assessments or any and all general, special extraordinary, or additional service charges, fees, or rates, levied against, imposed upon, or otherwise pertaining to the Property by any and all agencies, including the City, having jurisdiction thereof in the same fashion as other like property located within the territorial limits of City.

3. **SUCCESSORS**. This Declaration and all of the terms, conditions, covenants and declarations herein contained shall be binding upon, and shall inure to the benefit of, Owner, and Owner's administrators, heirs, assigns, and transferees.

4. **RUNS WITH THE LAND; RECORDATION**. This Declaration pertains to and shall run with the Property. Upon execution, this Declaration shall be recorded in the Official Records of San Mateo County.

5. **CAPTIONS**. Paragraph headings as used herein are for convenience only, and shall not be deemed to affect the meaning or intent of the paragraph headed thereby.

IN WITNESS WHEREOF, Owner has executed this Declaration the date and year first hereinabove written.

OWNER

_____, a _____,

[Signature must be notarized]

EXHIBIT "A"
Legal Description

APN: 058-021-050

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PORTION OF LOT 5, AS SHOWN ON THAT CERTAIN MAP ENTITLED "MAP OF JOHNSON SUBDIVISION," FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON OCTOBER 04, 1909 IN BOOK 7 OF MAPS AT PAGE(S) 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF WHIPPLE ROAD, DISTANT THEREON SOUTH 42° 48' WEST 278.51 FEET FROM THE MOST SOUTHERLY CORNER OF LOT 4, AS SHOWN ON THE MAP ABOVE MENTIONED, SAID POINT OF BEGINNING BEING FURTHER DESCRIBED AS BEING THE MOST SOUTHERLY CORNER OF THE PROPERTY CONVEYED BY ANNE B. CLAR TO JOHN B. DAMOND AND WIFE, BY DEED DATED NOVEMBER 5, 1927 AND RECORDED NOVEMBER 7, 1927, IN BOOK 326 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 164; THENCE RUNNING SOUTH 42° 48' WEST ALONG THE NORTHWESTERLY LINE OF WHIPPLE ROAD, 192.77 FEET, MORE OR LESS, TO THE MOST EASTERLY CORNER OF THE PROPERTY CONVEYED BY ANNE B. CLAR TO LEONCE H. CLAR, BY DEED DATED JANUARY 27, 1925 AND RECORDED JANUARY 28, 1925, IN BOOK 149 OF OFFICIAL RECORDS OF SAN MATEO COUNTY AT PAGE 296, SAID EASTERLY CORNER BEING DISTANT NORTHEASTERLY, MEASURED ALONG WHIPPLE ROAD, 150 FEET FROM THE POINT OF INTERSECTION OF SAID LINE OF WHIPPLE ROAD WITH THE CENTER LINE OF CORDILLERAS CREEK; THENCE NORTHWESTERLY, ALONG THE NORTHEASTERLY LINE OF THE PROPERTY SO CONVEYED TO LEONCE H. CLAR, AT RIGHT ANGLES TO WHIPPLE ROAD 175 FEET, MORE OR LESS, TO A POINT IN THE CENTER LINE OF CORDILLERAS CREEK; THENCE ALONG THE CENTER LINE OF SAID CREEK NORTH 6° 12' EAST AND NORTH 41° 02' EAST TO THE MOST WESTERLY CORNER OF THE PROPERTY CONVEYED TO JOHN B. DAMOND FIRST ABOVE MENTIONED; THENCE ALONG THE SOUTHWESTERLY LINE OF THE PROPERTY SO CONVEYED TO JOHN B. DAMOND SOUTH 47° 12' EAST 245.87 FEET TO THE POINT OF BEGINNING.