

**LOCAL AGENCY FORMATION COMMISSION**

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

February 14, 2007

To: Members, Formation Commission

From: Martha Poyatos, Executive Officer *Martha Poyatos*

Subject: LAFCo File No. 07-02—Proposed Extension of water service to 1512 Edgewood Road by the City of Redwood City pursuant to Section 56133

Summary

Pursuant to Government Code Section 56133, Commission approval is required for provision of new service by cities or districts to territory outside of the agency's boundaries. This section also permits extension of service outside an agency's boundaries and outside the sphere of influence to respond to an existing public health or safety threat. The code requires that the public agency apply to LAFCo by resolution on behalf of the landowner and provide evidence of an existing or impending public health or safety hazard. In this case, the City of Redwood City has applied for approval of an agreement to provide one water service connection for a proposed single-family residence on a cul de sac off Edgewood Road (1512 Edgewood Road). The subject property is not within the sphere of influence, however the existing home is already served by Redwood City and a hydrant required as a condition of approval of the subdivision will mitigate an existing public safety hazard because use of the existing hydrant would prevent access from other responding emergency vehicles on this cul de sac. Commission approval is recommended.

Staff Report and Recommendation:

The subject property is in the San Carlos sphere of influence located in unincorporated San Mateo County on Edgewood Road adjacent to the Belle Roche Subdivision in San Carlos. During the subdivision permitting process it was determined that California Water Service Company could not reasonably serve the newly created parcel and that location of the hydrant would mitigate inadequate emergency access for fire protection. The San Mateo County Planning and Building Division reports that the subject property is zoned low density residential and that General Plan Policy 10.13 supports efforts to improve water distribution and storage systems in unincorporated neighborhoods and communities.

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As stated above, the subject property is not within the sphere of influence of the City of Redwood City but the existing home is already served by the City and improvements associated with the new water service mitigates a public health threat. The proposal is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) because it consists of water extension to an exempt facility (up to three single-family residences).

The proposal is consistent Section 56133 [c] which permits an agency to extend service outside its boundary and sphere of influence in response to an existing threat to public safety. It is therefore respectfully recommended that the Commission approve the proposed request for extension of service.

Recommended Commission Action, by motion: Approve LAFCo File No. 07-02— Proposed Extension of Water Service to 1512 Edgewood Road by the City of Redwood City pursuant to Section 56133 and direct staff to transmit a letter of approval to the City of Redwood City and the property owner.

Enclosures: Application Materials

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 newly created residential parcel at 1512 Edgewood Rd. 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 created residential parcel

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

5. Estimated acreage: (less than 1 acre)

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	PROPOSED	FUNDING SOURCE	
	SOURCE	SOURCE	CONSTRUCTION	OPERATING
<u>water</u>	<u>None</u>	<u>"City of Redwood City"</u>	<u>proponent</u>	<u>fees</u>

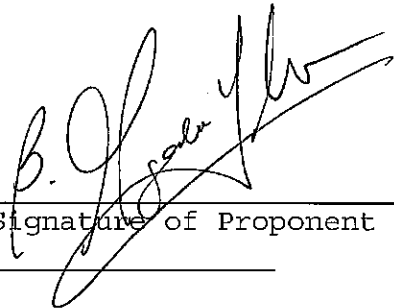
C. PROJECT PROPOSAL INFORMATION

1. Please describe the general location of the territory which is the subject of this proposal. Refer to major highways, roads and topographical features.
1512 Edgewood Road, Unincorporated San Mateo County
2. Describe the present land use(s) in the subject territory:
Residential
3. How are adjacent lands used?
North: Residential
South: " "
East: " "
West: " "
4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?
Water extension is a condition of approval of a minor subdivision approved by San Mateo County Planning Department.
5. What is the general plan designation of the subject territory?
Medium - Low Density Residential
6. What is the existing zoning designation of the subject territory?
(Please provide this information)
7. What rezoning, environmental review or development approvals have already been obtained for development in the subject territory? None
8. What additional approvals will be required to proceed? (Please Check with County of San Mateo Public Works regarding right of way encroachment, etc.)
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 condition of approval of minor subdivision to allow construction of a 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: Magalli and Thomas Jason Yoho
ADDRESS: 2995 Woodside Road No. 400-254
Woodside CA. 94062
PHONE: (650) 283-4445

ATTN: Magalli Yoho

By: 
Signature of Proponent

Date: _____

Redwood City Contact: Javier Sierra
Engineering and Construction
Community Development
City of Redwood City
(650) 780-7364

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.

ORIGINAL

RESOLUTION NO. 14762

RESOLUTION OF APPLICATION BY THE CITY OF REDWOOD CITY REQUESTING THE LOCAL AGENCY FORMATION COMMISSION APPROVAL FOR EXTENSION OF WATER SERVICE OUTSIDE JURISDICTIONAL BOUNDARIES PURSUANT TO GOVERNMENT CODE SECTION 56133

WHEREAS, the City of Redwood City ("City") has provided water service to the existing residence at 1512 Edgewood Road (APN 051-040-110), which is outside the City's jurisdictional boundaries and outside the City's sphere of influence; and

WHEREAS, the original lot at 1512 Edgewood Road is currently being subdivided into two parcels with the existing residence located on Parcel 1; and

WHEREAS, Development of Parcel 2 will require a new water connection and service from the City of Redwood City; and

WHEREAS, the City of Redwood City has been requested by the property owner of 1512 Edgewood Road (APN 051-040-110) to provide water service to 1512 Edgewood Road Parcel 2 (APN 051-040-110); and

WHEREAS, the County of San Mateo has approved a minor subdivision of 1512 Edgewood Road (APN 051-040-110) that would require water service from the City of Redwood City; and

WHEREAS, the property owner has provided documentation that water extension will mitigate an existing public safety hazard, and the San Mateo County Fire/California Department of Forestry has determined that a fire hydrant is required in the immediate area to mitigate an existing public safety hazard; 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. That the City Manager or his designee 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 sphere of influence pursuant to California Government Code Section 56133 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

2. That 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 Regular Meeting thereof held on the 22th day of January, 2007 by the following votes:

A YES, and in favor of the passage and adoption of the foregoing resolution,

Council members: Aguirre, Bain, Howard, Ira, and Mayor Pierce

NOES: None

ABSTAIN: None

ABSENT: Foust and Hartnett


BARBARA PIERCE
Mayor of the City of Redwood City

Attest:



Patricia Howe
City Clerk of Redwood City

I hereby approve the foregoing
resolution this 23th day of January, 2007.

CITY OF REDWOOD CITY
Dora Wong, Office of the 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 # 14762

In Witness Whereof, I have hereunto set my hand and the seal of
said City this 23 day of January, 2007

Dora Wong
Deputy City Clerk


BARBARA PIERCE
Mayor of the City of Redwood City

County Manager's Office



COUNTY OF SAN MATEO

COUNTY GOVERNMENT CENTER • REDWOOD CITY • CALIFORNIA 94063-1662
WEB PAGE ADDRESS: <http://www.co.sanmateo.ca.us>

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CLERK OF THE BOARD

(650) 363-4123
FAX: (650) 363-1916

January 24, 2007

To: Magalli Yoho

Re: 1512 Edgewood Road, Proposed Subdivision

Pursuant to California Fire Code, the CDF/San Mateo Fire Department requires fire hydrants in areas served by water purveyors to be within 250 feet of the proposed home and spaced 500 feet apart on residential hydrant systems. In this case, the proposed hydrant associated with the subdivision will mitigate an existing public safety hazard because use of the current hydrant in the case of a fire at 1512 Edgewood Road would prevent access by other responding vehicles. In this regard, the proposed hydrant will enhance firefighting access and mitigate a public safety hazard regarding access for responding vehicles.

Sincerely,

Marc Colbert
Deputy Fire Marshall
CAL FIRE/San Mateo County Fire

C: Martha Poyatos, San Mateo LAFCo
Protection & Planning