

SAN MATEO

**LOCAL AGENCY FORMATION COMMISSION**

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

**May 11, 2016**

**To:** LAFCo Commissioners

**From:** Martha Poyatos, Executive Officer

**Subject:** LAFCo File No. 16-03—Extension of Water Service by the City of Redwood City to a Proposed Single-family Home at 608 Lakeview Way (APN 057-121-010), Unincorporated Emerald Hills/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 Lakeview Way 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 (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 sphere of influence 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 Lakeview 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.

May 11, 2016

LAFCo File No. 16-03—Water Extension by the City of Redwood City to Proposed Home on Lakeview Way

Page 2

**Recommendation**

By motion, approve LAFCo File 16-03—Extension of Water Service to a Proposed Single-family Home at APN 057-121-010 on Lakeview 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,

A handwritten signature in black ink, appearing to read "Martha M. Poyatos". The signature is written in a cursive, flowing style.

Martha M. Poyatos  
Executive Officer

Distribution: Javier Sierra, Water Department, City of Redwood City  
Building Department, County of San Mateo  
Vivek Wadhwa, 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.  

*by City of Redwood City*

Extension of water service to 608 Lakeview Drive (unincorporated Emerald Hills/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: less than one 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
<i>water</i>	<i>None</i>	<i>"City of Redwood City"</i>	<i>proponent</i>	<i>fees</i>

**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.  
608 Lakeview Way, Emerald Hills, CA Cross street is Handley Trail
2. Describe the present land use(s) in the subject territory:  
Residential
3. How are adjacent lands used?  
North: Single Family Residence  
South: Single Family Residence  
East: Single Family Residence  
West: Vacant Lot
4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?  
NO
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?  
RH-DR
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.) Encroachment permit, Building 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, NO


\*\*\*\*\*

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: VINEET WADHWA  
 ADDRESS: 1206 N. REMON AVE.  
MENLO PARK CA 94025

PHONE: 650-427-9330

ATTN: \_\_\_\_\_

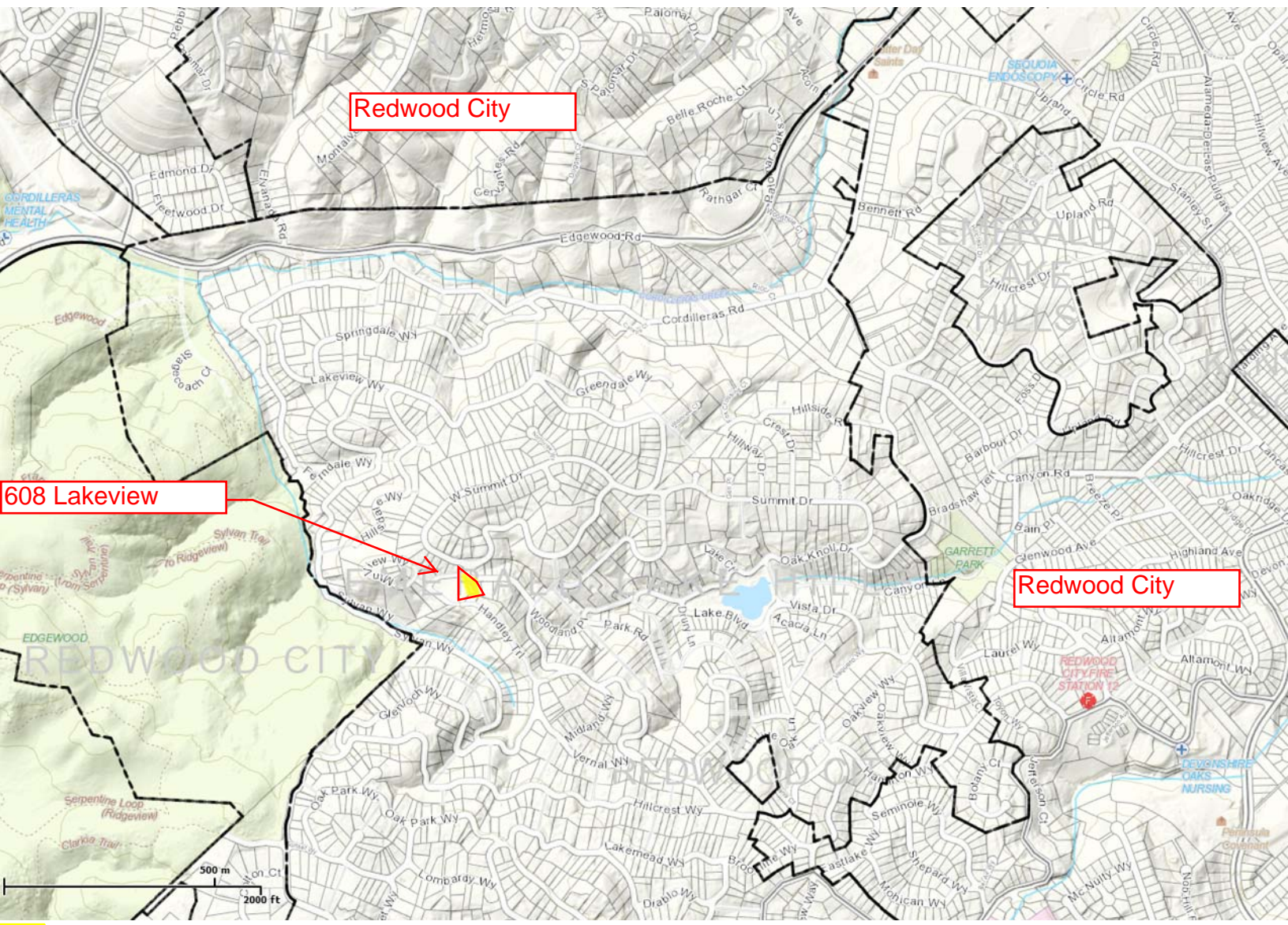
By:  \_\_\_\_\_  
 Signature of Proponent  
**21 FEB, 2016**

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



Redwood City

608 Lakeview

Redwood City