

SAN MATEO

**LOCAL AGENCY FORMATION COMMISSION**

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May 14, 2015

To: LAFCo Commissioners**From:** Martha Poyatos, Executive Officer

A handwritten signature in black ink, appearing to read 'M. Poyatos', written over the printed name.

Subject: LAFCo File No. 15-03—Proposed Water Extension by the City of Redwood City to Assessor's Parcel Number 068-052-160 at 2535 Woodland Place, Unincorporated San Mateo County, for Construction of a Single-family Home (7,269 square feet)**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 for extension of water service on behalf of the owner of an existing parcel at 2535 Woodland Place in Unincorporated Emerald Lake Hills. A water connection is a County of San Mateo Building Department condition of approval for new construction on the parcel. 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 and Recommendations

This proposal was submitted by resolution of the City of Redwood City as a condition of approval by the San Mateo County Building Department for construction of a new single-family home. The property is within the SOI of the City of Redwood City and the City's water service area. The parcel is not contiguous to the City boundary and therefore not eligible for annexation.

San Mateo County Environmental Health reports that the City of Redwood City provides water and that the Emerald Lake Heights 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.

California Environmental Quality Act

Water extension to the parcel is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3, relating to new construction or conversion of small structures.

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Recommendation

By motion, approve Proposed Water Extension by the City of Redwood City to 2535 Woodland Place (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.

cc: Javier Sierra, Water Department, City of Redwood City
John Brennan, San Mateo County Building Department
Macksoud Khan, Property Owner