

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 13, 2014

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer
Subject: LAFCo File No. 14-02–Application by the City of Redwood City to Extend Sewer Service to 1278 Edgewood Road, Unincorporated San Mateo County

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 property owners. In this case, the City of Redwood City has applied for extension of sewer service to an existing single-family home with a failing septic system at 1278 Edgewood Road. Commission approval is recommended.

Staff Report and Recommendation

This proposal was submitted by resolution of the City of Redwood City in response to application by the property owners in order to abandon a failing septic system and connect to the City sewer line running in Edgewood Road. The subject area is within the sphere of influence of the City of Redwood City and not within the boundaries of a County sewer or sanitation district.

Section 56133 allows LAFCo to approve extension of sewer service in anticipation of annexation. The subject parcel is not contiguous to the City boundary and therefore not eligible for annexation at this time. Edgewood Road fronting the parcel is within County jurisdiction. For this reason, a road encroachment permit from the San Mateo County Department of Public Works will be required for sewer and lateral construction work in the roadway.

San Mateo County Environmental Health Division reports that the City of Redwood City provides the available water and the parcel is not within the boundaries of a County sewer or sanitation district. The proposal has no adverse environmental health significance.

The City of Redwood City's resolution requesting LAFCo approval of sewer extension includes the following City conditions of approval:

- Payment of LAFCo fees by the applicant
- Approval of construction drawings by the San Mateo County Building Department
- Payment of all applicable Redwood City fees

- Property owner to install, or pay the City to install, a new sewer service line
- Property owner to be responsible for the design, construction, and connection of any sewer main modifications or extensions needed to provide adequate capacity for domestic use
- Property owner to pay the fees for any construction permits associated with the above-mentioned improvements and any associated costs for plan review and inspections
- Property owner to adhere to all review comments and conditions of service stipulated by the City.

California Environmental Quality Act

The City of Redwood City, acting as lead agency under the California Environmental Quality Act (CEQA), found that the project is exempt from CEQA pursuant to Section 15303(d) of the CA Public Resources Code, Class 3, regarding water main, sewage, and other utilities to serve exempt facilities.

Executive Officer's Recommendation:

1. By motion, certify that the sewer extension is exempt from CEQA pursuant to Section 15303(d) of the CA Public Resources Code, Class 3.
2. By motion, approve LAFCo File No. 14-02—Proposed Extension of Sewer Service by the City of Redwood City to 1278 Edgewood Road and direct the Executive Officer to send a letter of approval to the City and the property owners.

cc: Jimmy Tan, Senior Civil Engineer, City of Redwood City
John Brennan, Building Department, County of San Mateo
Gerard and Joyce Raney, Property Owners/Applicants

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

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~~MAR 4 2014~~

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A. GENERAL INFORMATION

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

Extension of water and sewer service to 1278 Edgewood Road 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 service to newly created residential parcel~~
Inadequate septic system for existing home. It is very problematic so we would like to connect to sewer

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

 x Yes No

5. Estimated acreage: ~~0.84~~ 0.84

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

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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
sewer	septic	"City of Redwood City"	proponent	fees

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.

2. 1278 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?
~~Please provide this info~~ NO

- ⑤ What is the general plan designation of the subject territory?
Please provide this info Medium Density Residential

- ⑥ What is the existing zoning designation of the subject territory?
(Please provide this information) R-1/S-91/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.)

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?

N/A

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:

ADDRESS:

Joyce Raney
01278 Edgewood Rd. Redwood City CA
94062

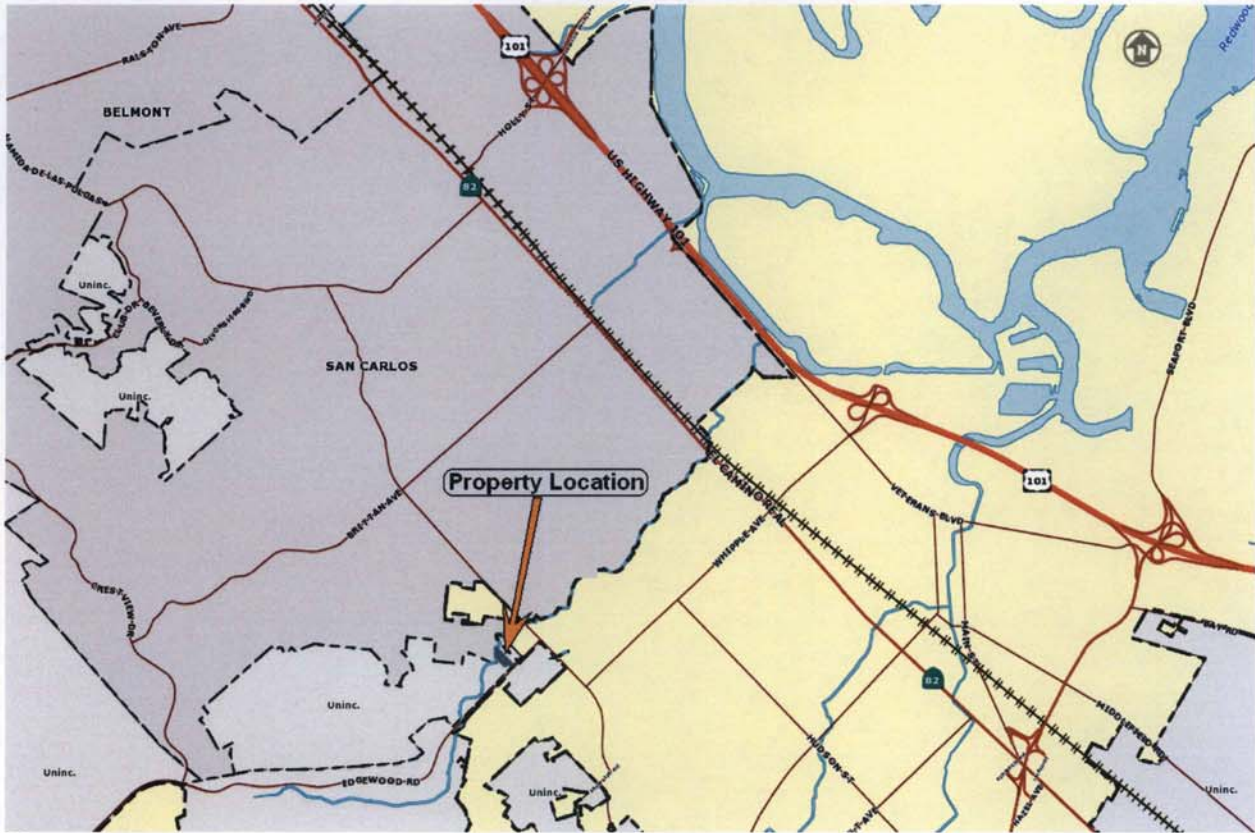
PHONE: 650 367.8852

ATTN: _____

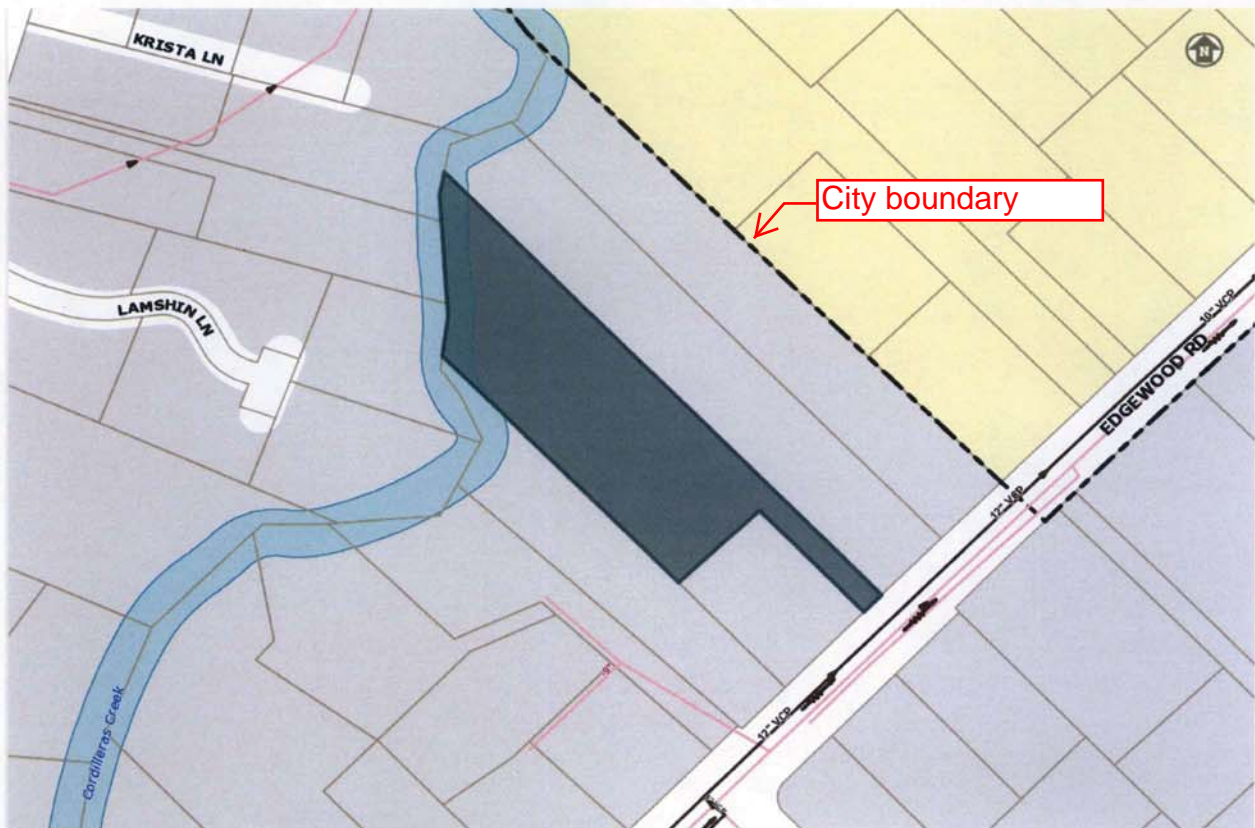
By: Joyce Raney
Signature of Proponent

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.

VICINITY MAP AND EXISTING SEWER MAIN



VICINITY MAP



1278 EDGEWOOD RD – EXISTING SEWER MAIN

03/10/2014

ORIGINAL

RESOLUTION NO. 15332

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

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WHEREAS, the property located at 1278 Edgewood Rd, in unincorporated San Mateo County, California (APN 058-030-090) (the "Property"), is outside the City's jurisdictional boundaries, but inside City's sphere of influence and sewer service area; and

WHEREAS, the County of San Mateo is processing an application for a building permit to construct a new sewer lateral at the property that requires sewer service from the City of Redwood city; and

WHEREAS, the Property owner has requested that the City of Redwood City provide sewer service to the property at 1278 Edgewood Rd; and

WHEREAS, the sewer service connection proposed for the single family residence at the property is subject to the following conditions and fees:

1. LAFCo approval of the application for the proposed sewer service connection;
2. Property owner's payment of LAFCo fees;
3. After approval of the construction drawings by the San Mateo County Building Department and upon application for new sewer service, property owner's

payment of all applicable Redwood City fees, including connection fees associated with providing proposed sewer service;

4. Property owner's installation, or payment for the City to install, a new sewer service line;

5. Property owner is responsible for the design, construction, and connection of any sewer main modifications, expansions, or extensions necessary to provide adequate flow for domestic use and fire suppression, in accordance to City Code Section 38.26 and as determined by City;

6. 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

7. The owner of the property shall adhere to all the review comments and conditions of service stated by the city.

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

1. The City Manager or his designee is hereby authorized and directed to submit an application to the Local Agency Formation Commission requesting approval of an extension of the sewer service outside the City's jurisdictional boundaries and within the City's sphere of influence and sewer service area to the property at 1278 Edgewood Rd, unincorporated San Mateo County, California (APN 058-030-090) pursuant to California Government Code Section 56133 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

03/10/2014

2. 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.

3. This project is exempt from State CEQA Guidelines. (Section 15303(d) of Guidelines)

* * *

Passed and adopted by the Council of the City of Redwood City at a
City Council Meeting thereof held on the 10th of March, 2014 by the following
votes:

Council members: Aguirre, Bain, Foust, Howard, Pierce, Seybert and Mayor Gee

NOES: None

RECUSED: None

ABSENT: None



Jeffrey Gee
Mayor of the City of Redwood City

Attest:



Sylvia Vonderlinden
City Clerk of Redwood City

I hereby approve the foregoing
resolution this 12th day of March 2014.



Jeffrey Gee
Mayor of the City of Redwood City