



**LOCAL AGENCY FORMATION COMMISSION**

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

February 11, 2008

To: Members, Formation Commission  
From: Martha Poyatos, Executive Officer  
Subject: LAFCo File No. 02-05--Request by the City of Redwood City to Extend Water Service to 215 Sylvan Way in Unincorporated Emerald Hills

**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 to a proposed subdivision on Sylvan Way in unincorporated Emerald Hills. The project area is within the sphere of influence of the City of Redwood City and the City's water service area. Commission approval is recommended.

**Departmental Reports**

Environmental Health:

The City of Redwood City and the Emerald Lake Sewer Maintenance District provide the available water and sewer service in the area. The proposal has no adverse environmental health significance.

Assessor

The subject parcel is assessed at \$1,124,880.

Election's Division

There is one registered voter in the subject territory.

**Staff Report and Recommendation:**

This proposal has been submitted by resolution of the City of Redwood City as a condition of approval by the San Mateo County Planning Commission for a minor subdivision on a 0.65-acre parcel in unincorporated Emerald Hills. The subject area is within the sphere of influence of the City of Redwood City and the City's water service area but is not eligible for annexation because it is not contiguous to the city boundary.

The proposal is consistent with the City's sphere of influence and with water service already extended to the area by the City of Redwood City. It is therefore respectfully recommended that the Commission, by motion, approve the proposed request for extension of service and authorize 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 Poyatos". The signature is written in a cursive, flowing style.

Martha Poyatos  
Executive Officer

**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 outside city boundaries to 215 Sylvan Drive (Unincorporated Emerald Hills) pursuant to GCS 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

**(If this application is submitted by petition of landowners or registered voters in the affected territory, complete the petition form.)**

3. What are the reasons for the proposal?

To provide municipal water service to a proposed single family home

---

---

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

Yes  No

5. Estimated acreage: 12.6 ± M.O.U.

**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.

No Boundary Change Proposed.

---

---

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. Example is given on the first two lines of the space provided for your response.

SERVICE	PRESENT SOURCE	PROPOSED SOURCE	FUNDING SOURCE	
			CONSTRUCTION	OPERATING
<i>Water</i>	<i>None (proposed subdivision)</i>	<i>City of RWC</i>	<i>Property Owner</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.

215 Sylvan Way near Lakeview

---



---



---

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 will serve a proposed single family home on a newly subdivided lot.

---

5. What is the general plan designation of the subject territory?

Medium Low Density Residential (2.4-6.0 du/acre)

6. What is the existing zoning designation of the subject territory?

RH/DR (Residential Hillside Design Review)

7. What additional approvals will be required to proceed?

\_\_\_\_\_

8. 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

9. 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: LISA KAZANTJIAN

ADDRESS: 215 Sylvan way

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

TELEPHONE: 450.298.8222

Lisa Kazantjian  
Signature of Proponent

ORIGINAL

RESOLUTION NO. 14832

**RESOLUTION OF APPLICATION BY THE CITY OF REDWOOD CITY REQUESTING THE LOCAL AGENCY FORMATION COMMISSION APPROVAL FOR EXTENSION OF WATER SERVICE OUTSIDE JURISDICTIONAL BOUNDARIES TO PARCEL A AT 215 SYLVAN WAY, SAN MATEO COUNTY, CA, PURSUANT TO GOVERNMENT CODE SECTION 56133**

**WHEREAS**, the City of Redwood City ("City") has provided water service to the existing residence at 215 Sylvan Way, San Mateo County, California (APN 057-082-510), which is outside the City's jurisdictional boundaries and within the City's sphere of influence; and

**WHEREAS**, the original lot at 215 Sylvan Way is currently being subdivided into two parcels, A and B, with one existing residence located on Parcel B; and

**WHEREAS**, Development of Parcel A 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 215 Sylvan Way, San Mateo County, (APN 057-082-510) to provide water service to 215 Sylvan Way, San Mateo County, Parcel A, described and shown on Exhibit "A", attached hereto and incorporated herein; and

**WHEREAS**, the County of San Mateo is processing an application for proposed subdivision and new single family home on proposed Parcel A that requires water service from the City of Redwood City; 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. The recitals set forth above are true and correct, and are hereby incorporated herein by this reference as if fully set forth in their entirety.

2. 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 within the City's sphere of influence to 215 Sylvan Way, San Mateo County, (APN 057-082-510) Parcel A, pursuant to California Government Code Section 56133 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

3. 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.

\* \* \*

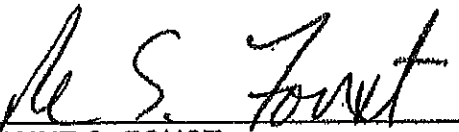
Passed and adopted by the Council of the City of Redwood City at a Special Joint Meeting thereof held on the 7<sup>th</sup> day of January, 2008 by the following votes:

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

Council members: Aguirre, Bain, Hartnett, Howard, Pierce and Mayor Foust

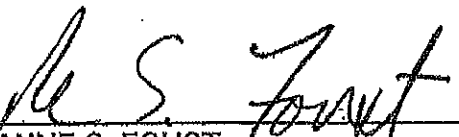
NOES: None

ABSENT: Ira

  
\_\_\_\_\_  
ROSANNE S. FOUST  
Mayor of the City of Redwood City

Attest:  
  
\_\_\_\_\_  
Silvia Vonderlinden  
City Clerk of Redwood City

I hereby approve the foregoing resolution this 8<sup>th</sup> day of January, 2008.

  
\_\_\_\_\_  
ROSANNE S. FOUST  
Mayor of the City of Redwood City

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 # 14832

In Witness Whereof, I have hereunto set my hand and the seal of said City this 10 day of January, 2007

Dora Wong  
Deputy City Clerk





**OWNER'S STATEMENT**

I HEREBY STATE THAT I AM THE OWNER OF, OR HAVE SOME RIGHT, TITLE OR INTEREST IN AND TO THE REAL PROPERTY INCLUDED WITHIN THE SUBDIVISION SHOWN UPON THIS MAP, AND I AM THE ONLY PERSON WHOSE INTEREST IS INTERESTARY TO THIS CLEAR TITLE TO SUBDIVISION AS SHOWN WITHIN THE BLUE BOUNDARY LINE.

OWNER: LEA PRODUCTION, AN UNPAID-UP COMPANY

**OWNER'S ACKNOWLEDGMENT**

STATE OF CA ) ss  
COUNTY OF LOS ANGELES )  
I, LEA PRODUCTION, AN UNPAID-UP COMPANY, A NOTARY PUBLIC IN AND FOR THE STATE OF CA, PERSONALLY APPEARED LEA PRODUCTION, AN UNPAID-UP COMPANY TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR OWN FREEDOM AND WITHOUT UNLAWFUL INFLUENCE, AND THAT THEY WERE FULLY CAPABLE OF UNDERSTANDING THE CONTENTS AND EFFECTS OF THE INSTRUMENT, AND THAT THEY WERE FULLY VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL INFLUENCE, OR THE EFFECT OF ANY UNLAWFUL INFLUENCE, EXECUTED THE INSTRUMENT, WHEREBY MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_ COUNTY \_\_\_\_\_  
PLACE OF BUSINESS \_\_\_\_\_

**TRUSTEE'S STATEMENT**

THE UNDERSIGNED, CORPORATION, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED MAY 15, 2007 INSTRUMENT NO. 2007-02744 OF OFFICIAL RECORDS, SAN MATEO COUNTY, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNER'S STATEMENT AND ALL DESIGNATIONS SHOWN HEREON.

TRUSTEE: FIRST AMERICAN  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**TRUSTEE'S ACKNOWLEDGMENT**

STATE OF CA ) ss  
COUNTY OF LOS ANGELES )  
I, FIRST AMERICAN, PERSONALLY APPEARED FIRST AMERICAN, A NOTARY PUBLIC IN AND FOR THE STATE OF CA, PERSONALLY APPEARED FIRST AMERICAN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR OWN FREEDOM AND WITHOUT UNLAWFUL INFLUENCE, AND THAT THEY WERE FULLY CAPABLE OF UNDERSTANDING THE CONTENTS AND EFFECTS OF THE INSTRUMENT, AND THAT THEY WERE FULLY VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL INFLUENCE, OR THE EFFECT OF ANY UNLAWFUL INFLUENCE, EXECUTED THE INSTRUMENT, WHEREBY MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_ COUNTY \_\_\_\_\_  
PLACE OF BUSINESS \_\_\_\_\_

**TRUSTEE'S STATEMENT**

THE UNDERSIGNED, CORPORATION, AS TRUSTEE, UNDER THE DEED OF TRUST RECORDED JUNE 21, 2007 INSTRUMENT NO. 2007-02744 OF OFFICIAL RECORDS, SAN MATEO COUNTY, CALIFORNIA, DOES HEREBY JOIN IN AND CONSENT TO THE FOREGOING OWNER'S STATEMENT AND ALL DESIGNATIONS SHOWN HEREON.

NATIONAL CITY BANK  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**TRUSTEE'S ACKNOWLEDGMENT**

STATE OF CA ) ss  
COUNTY OF LOS ANGELES )  
I, NATIONAL CITY BANK, PERSONALLY APPEARED NATIONAL CITY BANK TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME IN THEIR OWN FREEDOM AND WITHOUT UNLAWFUL INFLUENCE, AND THAT THEY WERE FULLY CAPABLE OF UNDERSTANDING THE CONTENTS AND EFFECTS OF THE INSTRUMENT, AND THAT THEY WERE FULLY VOLUNTARILY AND WITHOUT COERCION, UNLAWFUL INFLUENCE, OR THE EFFECT OF ANY UNLAWFUL INFLUENCE, EXECUTED THE INSTRUMENT, WHEREBY MY HAND AND OFFICIAL SEAL.

SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_ COUNTY \_\_\_\_\_  
PLACE OF BUSINESS \_\_\_\_\_

**CLERK OF THE BOARD STATEMENT**

I HEREBY STATE THAT THE BOARD OF SUPERVISORS OF SAN MATEO COUNTY DO ACCEPT THIS MAP.

DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
CLERK OF THE BOARD OF SUPERVISORS, SAN MATEO COUNTY

**COUNTY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP AND THAT THE SUBDIVISION IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACTS AND THE SUBDIVISION MAPS ACT, AND THAT I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

DATE: \_\_\_\_\_  
TITLE: \_\_\_\_\_  
COUNTY SURVEYOR, SAN MATEO COUNTY

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACTS AND THE SUBDIVISION MAPS ACT, AND THAT I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. I AM NOT PROVIDING ANY GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



GREGORY F. BRAZE, LICENSE 15783  
EXPIRES 12/7/08

**COUNTY RECORDER'S STATEMENT**

FILED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2007, AT \_\_\_\_\_, CALIFORNIA, IN VOLUME \_\_\_\_\_ PARCEL MAPS, AT PAGES \_\_\_\_\_ AT THE REQUEST OF GREGORY F. BRAZE.  
FILE NO. \_\_\_\_\_ FEE \_\_\_\_\_

WARREN SLOAN, COUNTY RECORDER  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

**PARCEL MAP NO. 1069**

SENT A SUBDIVISION OF THE LANDS OF CALIFORNIA AS RECORDED IN DEED BOOK NO. 1069, RECORDED APRIL 30, 2001, SAN MATEO COUNTY RECORDS.

INCORPORATED: SAN MATEO COUNTY CALIFORNIA  
DECEMBER 2007

**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS - LAND SURVEYORS  
2405 INDUSTRIAL PARKWAY WEST  
PALMWOOD, CALIFORNIA 92664  
(714) 687-4026 FAX (714) 687-3018

SHEET ONE OF TWO JOB #207024