

SAN MATEO

**LOCAL AGENCY FORMATION COMMISSION**

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

March 12, 2014

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer
Subject: LAFCo File No. 13-14—Proposed Water Extension by City of Redwood City to two newly created parcels at 3046 Oak Knoll Drive (Unincorporated San Mateo County) pursuant to Government Code Section 56133

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 two newly created parcels on Oak Knoll Drive in Unincorporated Emerald Lake Hills. A water connection is a County of San Mateo Building Department condition of approval for building permits on the parcels. 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.

Staff Report and Recommendations

This proposal was submitted by resolution of the City of Redwood City as a condition of approval of the San Mateo County Planning Commission for new parcels. The subject properties are within the sphere of influence (SOI) of the City of Redwood City and the City's water service area. The parcels are not contiguous to the City boundary. Located on either side of 3046 Oak Knoll the parcels have been assigned addresses of 3058 and 3038 Oak Knoll.

San Mateo County Environmental Health reports that the City of Redwood City provides the available water and that the County-governed Oak Knoll 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 two parcels 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.

Recommendation

By motion, approve LAFCo File 13-14—Proposed Water Extension by City of Redwood City to two newly created parcels at 3046 Oak Knoll Drive (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.

Distribution: Javier Sierra, Water Department, City of Redwood City
Rodger Bickell, Applicant

Rec'd LAFGO
12/15/13

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 proposed residences at 058-241-220 and 058-241-200, adjacent to 3046 Oak Knoll Drive (unincorporated 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: approx. 12,000 sq. feet each lot

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.
Parcels are on either side adjacent to 3046 Oak Knoll. The nearest cross street is Sienna Court, unincorporated San Mateo
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 would serve two proposed single family residence(s) under the jurisdiction of San Mateo County Planning Department.
5. What is the general plan designation of the subject territory?
Median low density Residential.
6. What is the existing zoning designation of the subject territory?
RH Zone
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 necessary to serve a two proposed single-family homes.

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: Oak Knoll LLC

ADDRESS: 225 Demeter St. East Palo CA. 94303 PHONE: 650 322 5800

ATTN: Rodger Bickell

By: 

Signature of Proponent

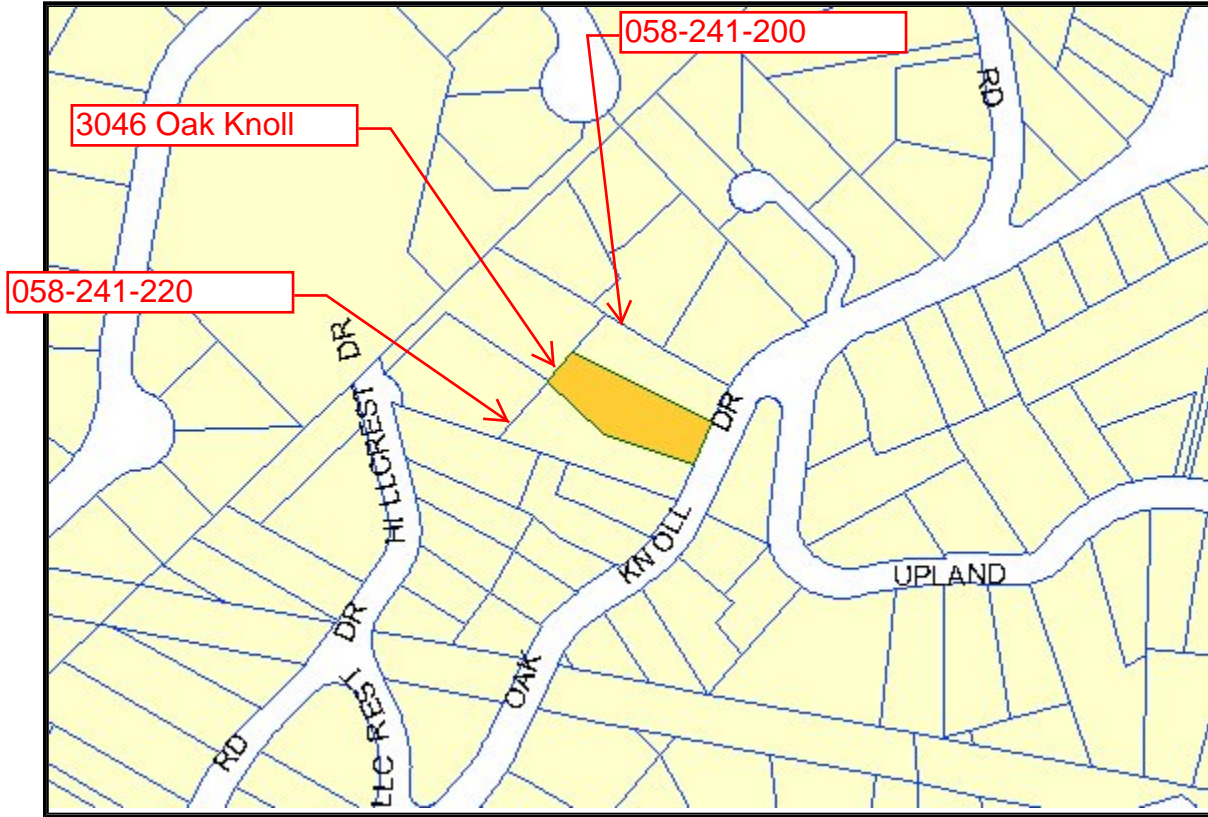
Note: Pursuant to Government Code Sections 56700.1 and 81000 et seq. Any person or combination of persons who directly or indirectly contribute \$1000 or more or expend \$1000 or more in support of or opposition to a change of organization or reorganization that has been submitted to the Commission and will require an election must comply with the reporting and disclosure requirements of the Political Reform Act of 1974.

Must be accompanied by City of Redwood City Resolution of Application
And LAFCo fees

LAFCo File 13-14

**SELECTED
PROPERTY**

Situs: 3046 Oak Knoll Dr , Redwood City
Owner: Oak Knoll Drive Llc, 225 Demeter St, East Palo Alto, CA, 94303-
APN: 058241210



Date Created: Wednesday, March 12, 2014

Print