

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

July 13, 2004

TO: Members, Formation Commission

FROM: Martha Poyatos *Martha Poyatos*
Executive Officer

SUBJECT: LAFCo File No. 04-05--Proposed sphere of Influence Amendment and Annexation of the Lands of Long and Webster to the City of San Carlos (2.77 Acres)

Summary

This application submitted by landowner petition, requests annexation of 2.74 acres to the City of San Carlos. The City of San Carlos has approved pre-zoning and annexation of the proposal area consisting of one undeveloped parcel for development of one single-family home and a length of Cranfield Road easement that would otherwise remain an unincorporated island (Attachment A). Annexation is requested in order to receive sewer and other city services from the City of San Carlos for the proposed residence. Commission approval of the proposed sphere of influence amendment and annexation is recommended.

Agency and Departmental Reports

County Assessor: The net assessed valuation of the annexation area shown in the records of the Assessor is \$897,246. The boundaries of the proposal do not divide lines of assessment or ownership.

County Clerk: The territory has no registered voters. Annexation would not conflict with any political subdivision boundaries.

County Public Works: The territory proposed for annexation consists of 2.74 acres. The map and legal description submitted meet the requirements of the State Board of Equalization. The proposal would not necessitate removal from any other special districts. Natural boundaries, drainage basins or other topographical features would not affect and would not be affected by this proposal.

County Environmental Health: The California Water Service Company provides water in the City of San Carlos. Sewer service is provided by the City of San Carlos. The proposal appears to have no adverse environmental health significance.

County Planning and Building Division: The County General Plan designation is Medium Density Residential and zoning is Residential, 5,000 square feet per dwelling unit (R-1/S-7). General Plan Policy 7.24 encourages cities to annex urban unincorporated areas within designated spheres of influence.

City of San Carlos: The City has rezoned the property: 4-1/L-D, low-density single-family residential district and City General Plan designation is single-family low density residential. The City recommends approval with conditions detailed on Attachment B including an agreement to no further subdivision.

Report and Recommendation

Submitted by petition, this proposal requests a sphere of influence amendment and annexation of a 2.74 acre, undeveloped parcel to the City of San Carlos. As noted above, the City of San Carlos has rezoned the proposed annexation parcel and the applicant proposes construction of a single-family residence. The territory also includes a section of Cranfield Avenue Road Easement that would otherwise remain an unincorporated pocket. The subject territory is located in Unincorporated Devonshire, east of Witheridge behind and contiguous to property on Club Drive that is located within City of San Carlos boundaries.

Sewer service in the area is provided by the City of San Carlos and San Carlos streets serve surrounding properties. Access to Club Drive is proposed via an easement on the California Water Service Company which fronts Club Drive. Fire and police protection responsibility upon annexation would be transferred from County Fire and Sheriff to City of San Carlos with South County Fire providing fire protection. Water Service is provided by California Water Service Company.

The County of San Mateo and City of San Carlos have adopted resolutions agreeing to an exchange of property tax revenues pursuant to Section 99 of the Revenue and Tax Code. The property would be subject to the City of San Carlos library bond currently assessed at a rate of 0.0118 per \$100 of assessed value. Also, City of San Carlos Measure "G", passed by voters in 1999, imposes a parcel tax of \$6 per parcel, per year on all taxable properties in San Carlos, commencing with the fiscal year 2000-2001. The tax is limited to ten years, with the funds dedicated to long-term capital improvement of parks and recreational park facilities.

Sphere of Influence Amendment:

The sphere of influence of the City of San Carlos is coterminous with the city boundary in the proposal area. The unincorporated area along Cranfield Avenue and bounded by the corporate limits of the Cities of Belmont and San Carlos (Please See Attachment C) were not included in either city's sphere of influence when LAFCo adopted spheres of influence in 1985 because at the time access and service availability to the entire area could not be clearly determined at the time. Upon receipt of the sphere and annexation application, review of access and service delivery by the two cities indicates that access, sewer service and police and fire protection can most readily be provided by City of San Carlos. Prior to acceptance for filing of any other applications, staff recommends that the Commission consider the sphere of influence for the balance of the area.

Government Code Section 56425 requires that in amending a sphere of influence, the Commission make determinations in four areas. Staff recommends the following determinations relating to the Lands of Long & Webster:

- 1) The present and planned land uses in the area, including agricultural and open space lands.

The present and planned land uses in the proposed annexation area are single-family residential and consistent with adjacent area already in city boundaries.

- (2) The present and probable need for public facilities and services in the area.

The subject parcel is an unincorporated, substantially developed area requiring a full range of municipal services. Future demand for services would increase as additional development occurs consistent with, and limited by City and County adopted general plans and zoning regulations.

- (3) The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide.

The City of San Carlos is the city with closest facilities to the annexation area and the record shows that the City of San Carlos indicates intent and capacity to serve the area upon annexation.

- (4) The existence of any social or economic communities of interest in the area if the Commission determines they are relevant to the agency.

The proposed annexation parcel is part of community of interest of which a portion already within the boundaries of the City of San Carlos and already receiving city services.

Environmental Review

The proposal is categorically exempt from the environmental review requirements of the California Environmental Quality Act because it provides for the annexation of territory for exempt facilities (up to three single-family residences) [15319].

Waiver of Conducting Authority Proceedings

Paragraph [c] of Section 56663 specifies that the Commission may waive conducting authority proceedings for annexations of uninhabited territory with 100% landowner consent provided there is written consent from all gaining agencies. The purpose of the conducting authority proceeding is to measure landowner or voter protest within the affected territory. The proponents have requested that the Commission waive the conducting authority proceedings if the proposal is approved.

Recommendation:

The subject area is unincorporated territory not in the sphere of influence of the City of San Carlos but contiguous to City boundaries. The City of San Carlos has pre-zoned the territory and has the capacity and facilities to serve this property. Annexation is consistent with the general plans of the City of San Carlos and the County and would promote orderly growth and development by facilitating development and service delivery under a single jurisdiction. Staff therefore respectfully recommends that the Commission approve the proposed sphere of influence amendment and annexation by taking the actions listed below.

Recommended Commission Action, by Resolution:

1. Amend the sphere of influence of the City of San Carlos to include the subject territory.
2. Approve LAFCo File No. 04-05--Proposed Sphere of Influence Amendment and Annexation of the Lands of Long and Webster to the City of San Carlos as shown on Exhibit A.
3. Waive conducting authority proceedings pursuant to Government Code Section 56663(c).



LOCAL AGENCY FORMATION COMMISSION

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

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

A. GENERAL INFORMATION

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

Amendment of the San Carlos sphere of influence and annexation of 266 CLUB DR. (lands of LONG/WEBSTER) to the city of San Carlos.

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 city services to one proposed single family home.

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

- Yes No

5. Estimated acreage: 2.768

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.

City of San Carlos

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 are given on the first two lines of the space

provided for your response.

SERVICE	PRESENT	PROPOSED	FUNDING SOURCE	
	SOURCE	SOURCE	CONSTRUCTION	OPERATING
Police	Co. Sheriff	City Police	N/A	Taxes
Sewer	None	City of ...	Proponent	Fees
Police	County Sheriff	City of ...		Taxes
Fire	County	City of ...		Taxes
Sewer	NONE	City of ...	proponents	Fees
Water	NONE	City of ...	proponents	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.

Unincorporated Devonshire area
on Club Drive east of Witheridge

2. Describe the present land use(s) in the subject territory.

Residential

3. How are adjacent lands used?

North: single family homes

South: single family homes

East: single family homes

West: undeveloped

4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?

Yes, one single family home

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

MEDIUM DENSITY RESIDENTIAL

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

R-1/S-71/DR

7. What rezoning, environmental review or development approvals have already been obtained for development in the subject territory?

Rezoning approved by City of San Carlos
on 1/12/04

8. What additional approvals will be required to proceed?

NONE

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: JIM LONG
ADDRESS: 2191 VALPARAISO
MENLO PARK, CA 94025

PHONE: 650-854-0606

ATTN: _____

APN# 049-050-400

James E. Fory
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.

PETITION
FOR PROCEEDINGS PURSUANT TO
THE CORTESEKNOX HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF
2000

The undersigned hereby petition(s) the Local Agency Formation Commission of San Mateo County for approval of a proposed change of organization or reorganization, and stipulate(s) as follows:

1. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox ^{Hertzberg} Local Government Reorganization Act of ~~1985~~ ₂₀₀₀)
2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc.) is/are:
Amendment of the San Carlos sphere of influence and annexation of 266 Club Dr. (lands of LONG/WEBSTER) to the city of SAN CARLOS.
3. The boundaries of the territory(ies) included in the proposal are as described in Exhibit(s) attached hereto and by this reference incorporated herein.
4. The territory(ies) included in the proposal is/are:
 inhabited (12 or more registered voters) Uninhabited
5. This proposal is is not consistent with the sphere of influence of the affected city and/or district(s).
6. The reason(s) for the proposed ANNEXATION (annexation, detachment, reorganization, etc.) is/are:
TO PROVIDE CITY SERVICES TO ONE PROPOSED SINGLE FAMILY HOME.
7. The proposed ANNEXATION is requested to be made subject to the following terms and conditions:
NONE
8. The persons signing this petition have signed as:
 registered voters or Owners of land (check one) within the subject territory.

Wherefore, petitioner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq. Of the Government Code and herewith affix signatures as follows:

Chief Petitioners (not to exceed three):

Date:	Printed Name:	Signature/Residence address	APN*
3/22/04	JAMES E. LONG	2191 VALPARAISO, MENLO PARK ⁹⁴⁰²⁵	049-050-400
3/22/04	Gloria E. Webster	James E. Long (SAME)	(" ")
	GLORIA E. WEBSTER	JAMES E. LONG	

*Assessor's Parcel Number of parcel(s) proposed for annexation.

ANNEXATION TO CITY OF
BELMONT PER RESOLUTION
NO. 7509, SEPT. 13, 1994

ANNEXATION TO CITY OF
SAN CARLOS PER ORDINANCE
NO. 827, FEBRUARY 14, 1978

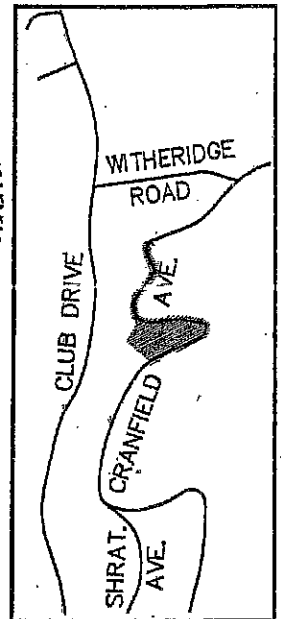
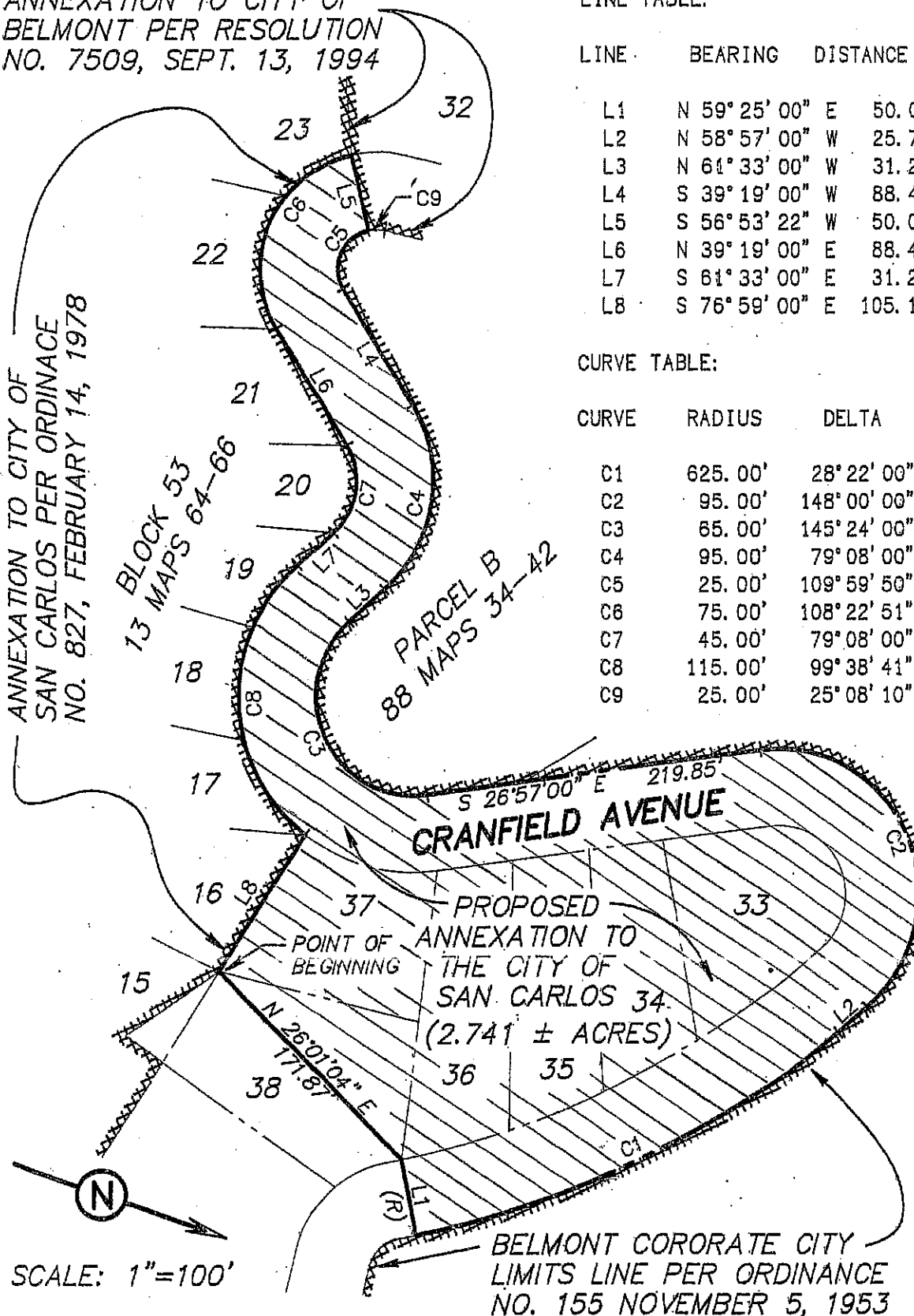
LINE TABLE:

LINE	BEARING	DISTANCE
L1	N 59° 25' 00" E	50.00'
L2	N 58° 57' 00" W	25.75'
L3	N 61° 33' 00" W	31.22'
L4	S 39° 19' 00" W	88.48'
L5	S 56° 53' 22" W	50.01'
L6	N 39° 19' 00" E	88.48'
L7	S 61° 33' 00" E	31.22'
L8	S 76° 59' 00" E	105.14'

Exhibit A

CURVE TABLE:

CURVE	RADIUS	DELTA	LENGTH
C1	625.00'	28° 22' 00"	309.43'
C2	95.00'	148° 00' 00"	245.39'
C3	65.00'	145° 24' 00"	164.95'
C4	95.00'	79° 08' 00"	131.21'
C5	25.00'	109° 59' 50"	48.00'
C6	75.00'	108° 22' 51"	141.87'
C7	45.00'	79° 08' 00"	62.15'
C8	115.00'	99° 38' 41"	200.00'
C9	25.00'	25° 08' 10"	10.97'



VICINITY MAP
NO SCALE

SCALE: 1"=100'

BELMONT CORORATE CITY
LIMITS LINE PER ORDINANCE
NO. 155 NOVEMBER 5, 1953

BERRY & ASSOCIATES

1733 WOODSIDE ROAD, SUITE 335
REDWOOD CITY, CA 94061
PHONE: (650) 368-0750 FAX (650) 368-1810

JOB NO. 2200

**EXHIBIT MAP
LANDS OF LONG / WEBSTER
ANNEXATION TO THE
CITY OF SAN CARLOS**

APRIL

2004

Exhibit B

**ZONING DISTRICT BOUNDARY CONDITIONS OF APPROVAL FOR
ANNEXATION ASSESSOR'S PARCEL NUMBER 049-050-400**

1. The applicant shall apply to the Local Agency Formation Commission (LAFCO) for annexation to the City of San Carlos.
2. The applicant must comply with the conditions of the South County Fire Authority, to the satisfaction of the Fire Chief, prior to development, including but not limited to:
 - a. The proposed annexation shall meet all applicable South County Fire Authority adopted fire protection codes and standards at the time of construction and the time of completion of the project.
 - b. Street hydrants are required to be installed per the fire authority and the water company specifications. The applicant shall provide a complete site plan, which includes all off-site fire hydrant locations. The minimum fire flow is 1500 Gallon per Minute, (GPM) and spacing shall be as directed by the South County Fire Authority.
 - c. Emergency vehicle access roadways shall be an all weather driving surface capable of supporting a vehicle laden weight of 61,000 pounds, shall not have less than 20 feet in unobstructed width, shall have an outside turning radius of not less than 40 feet, an inside turning radius of not more than 21 feet, and a minimum of 13 feet, 6 inches of vertical clearance.
 - d. A reflective blue dot marker, identifying hydrants relative to this project shall be provided by the applicant. South County Fire Authority shall be contacted regarding specification and placement.
 - e. If security gates are placed at the entrance of the property, the gates shall provide a fire district approved Key Switch to allow fire department access. The minimum width of the gates shall be 20 feet.
3. The applicant shall comply with the recommendations of the Public Works Department, including but not limited to:
 - a. A Tentative Map is required to merge the lots prior to the issuance of any building permits.
 - b. Prior to issuance of any building permits a Drainage Sanitary Sewer Lateral and Connection Plan must be submitted to the Public Works for approval.
 - c. Prior to issuance of building permits, the applicant must install a new storm drain system to connect to the existing drainage system. No runoff can occur from the proposed project.
 - d. The applicants will need to pay for all costs associated with installation of new sewer systems and laterals including inspections, plan check fees, and other City fees and annual sewer charges.
4. The applicant shall comply with the recommendations of the Geotechnical consultant (memorandum dated November 11, 2003), including but not limited to:

- a. The applicant must submit an engineering geologic investigation performed by a certified engineering geologist identifying any potential geologic hazards that may impact the proposed development and prove geologic feasibility.
5. The applicant shall pay all City fees prior to annexation.
6. The property owner shall record a Restrictive Covenant and Agreement against the property restricting future subdivision of the lot, to the satisfaction of the City Attorney.