

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

November 9, 2004

TO: Members, Formation Commission

FROM: Martha Poyatos, Executive Officer *Martha Poyatos*

SUBJECT: LAFCo File No. 04-13--Proposed Amendment to the Sphere of Influence of County Service Area Number 11 (Pescadero) and Annexation of Lands 860 North Street to the District (0.3 acre)

Summary

This proposal requests sphere amendment and annexation of 0.30 acre to County Service Area Number 11 (Pescadero). County Service Area Number 11 is a County-governed district formed in 1988 to provide water service to properties located in the portion of Pescadero designated as rural service center in the County's Local Coastal Plan. The subject parcel, located at 860 North Street near Goulson, is a developed residential parcel located within the rural service center boundary of Pescadero and has received water service and been assessed for water since the formation of CSA 11. This application corrects the boundaries of CSA 11 to be coterminous with the rural service center boundaries and include a parcel that is already served by the District. Approval of the proposed sphere amendment and annexation is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$27,580. The boundaries of the annexation as proposed are consistent with lines of assessment and 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 0.30 acre.

Environmental Health: Water service in the area is provided by County Service Area 11 operated by the County of San Mateo. The proposal has no adverse environmental health significance.

Recommendation: Approval

Executive Officer's Report and Recommendation:

This proposal was submitted by petition of the property owner and requests sphere amendment and annexation of a 0.3 acre parcel with an existing residence to County Service Area 11 (CSA 11), which provides water service to the properties within the rural service center of Pescadero. CSA 11 is a county-governed special district operated by the County Public Works Department. As noted above, the District was formed in 1988 to operate a public water system for the properties in the rural service center of Pescadero. The San Mateo County Department of Public Works supports the sphere amendment and annexation to correct the boundaries of CSA 11 to reflect the intent of the CSA formation, which was to provide water to properties within the Pescadero rural service center (Please see attached letter from Dept. of Public Works to property owner). The sphere amendment and annexation will correct the boundaries of the district to include all properties served. This annexation is not subject to property tax transfer because the district was formed after implementation of Proposition 13 and receives no property tax.

Sphere of Influence

As noted above, upon formation, the District's sphere of influence was intended to be coterminous with the boundaries of the rural service center of Pescadero. Commission approval of this proposal would also require that the district sphere be amended to include the annexing territory.

California Environmental Quality Act (CEQA)

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 an exempt facility, in this case one single-family residence and there is no change in the geographic area in which public services are being provided because the property has received water service since the District was formed.

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 consent from all gaining agencies. The purpose of the conducting authority proceeding is to measure landowner or voter protest within the affected territory. Paragraph [c] was added to Section 56663 to streamline annexation proceedings in which landowners have already given consent to uninhabited annexation proceedings. The landowners have requested waiver of the protest hearing and the County has indicated that they also consent to the waiver of the protest hearing if the proposal is approved.

Recommendation: The proposal is consistent with service delivery patterns in the area. Staff respectfully recommends that the Commission, by resolution:

- 1) Amend the Sphere of influence of County Service Area 11 (Pescadero) to include 860 North Street.
- 2) Approve LAFCo File No. 04-13 annexing 860 North Street to the County Service Area 11 and waive protest hearing as permitted by Government Code Section 56663[c].

PETITION
FOR PROCEEDINGS PURSUANT TO
THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF
2000

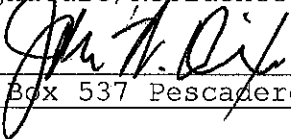
The undersigned hereby petition(s) the Local Agency Formation Commission of San Mateo County for approval of a proposed change of organization or reorganization, and stipulate(s) as follows:

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 2000
2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc. is/are: Annexation of 860 North Street to County Service Area Number 11
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: correct mapping area for Boundaries of County Service Area Number 11. Property is already served by CSA 11 but was not included in boundaries upon formation.
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.

Petition
Page 2 of 2

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* |
|----------------|-------------------|---|--------------------|
| <u>8/16/09</u> | <u>John Dixon</u> | <u>x  PO Box 537 Pescadero, CA 94060</u> | <u>086-044-050</u> |

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

**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.

Annexation of 860 North Street to County Service Area Number 11

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 correct mapping error. 860 North Street is already served by County Service Area Number 11 but was not included in the boundaries of the district upon formation.

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

Yes No

5. Estimated acreage: 0.3 acre

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.

County Service Area 11 boundaries will be amended to include property, however, property is already served by CSA 11.

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>No changes in service delivery</i> | | | | |
| | | | | |
| | | | | |
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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.

860 North Street, near Goulson, Pescadero, unincorporated San Mateo County

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

Residential

3. How are adjacent lands used?

North: Agriculture

South: Residential

East: Residential

West: Agriculture

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

No

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-7/DR (Minimum 5000 square feet)

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?

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

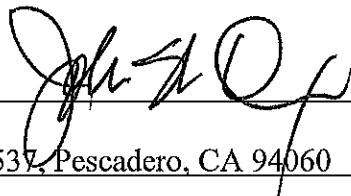
10. If no specific development projects are associated with this proposal, will the proposal increase the potential for development of the property? If so, how?

No

* * * * *

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:

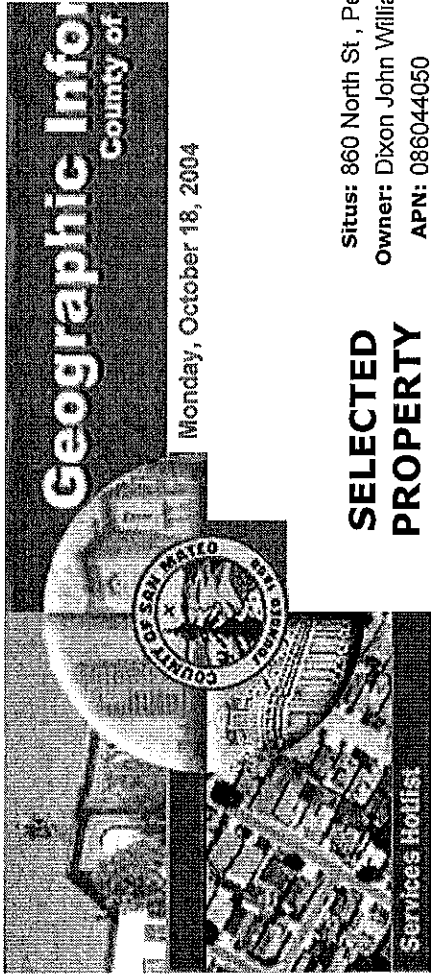
NAME: John Dixon



ADDRESS: P.O. Box 537, Pescadero, CA 94060

TELEPHONE: 650/879-0642

ATTN: _____



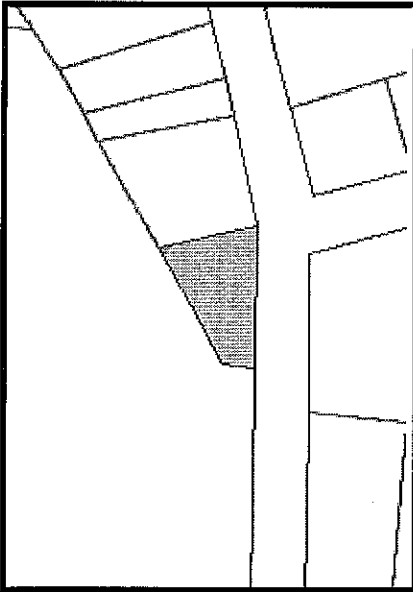
Monday, October 18, 2004

SELECTED PROPERTY

Situs: 860 North St, Pescadero
 Owner: Dixon John William, Po Box 537, Pescadero, CA, 94060--0537
 APN: 086044050

Official Map to be Provided.

- Applications
- Property Review
- Notification
- Raster Maps
- Property Assessment
- Metadata
- Resources
- Standards
- Related Links
- Procedures
- Communications
- Help



Property Owner Summary

APN: 086044050
 Parcel ID: 16943
 Situs: 860 North St, Pescadero
 Owner: Dixon John William
 Owner Address: Po Box 537, Pescadero, CA, 94060--0537

Create Notification Map
 Assessor Information
 New APN: 086044050
 GO

Related Documents

- Assessor Map: [08604.tif](#)
- Recorded Maps: [Access Documents](#)

Jurisdictions

Supervisorial: 3
 Congressional: 14
 Assembly: 19
 Senatorial: 11
 Election Precinct: 3350
 City Name: SAN GREGORIO (UNINC)
 Zip Code: 94020

Mitigation Fee Area: RURAL AREA SOUTH
Zoning: R-1/S-7/DR/CD

Tax Rate Area# 066001

| | |
|--------------------------------|--------------------------------|
| GENERAL TAX RATE | GENERAL COUNTY TAX |
| COUNTY DEBT SERVICES | FREE LIBRARY |
| COUNTY FIRE PROTECTION STRUCTU | LA HONDA-PESCADERO UN GEN PUR |
| SM JR COLLEGE GEN PUR | SM JR COLLEGE BD 2002 |
| PESCADERO LIGHTING | BAY AREA AIR QUALITY MANAGEMEN |
| COUNTY HARBOR DISTRICT | COUNTY EDUCATION TAX |

Display Printable Page

If you have any questions about this site, please contact giswebmaster@co.sanmateo.ca.us.

860 North Street
Proposed for Annexation to CSA 11

