

SAN MATEO



# LOCAL AGENCY FORMATION COMMISSION

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

February 14, 2007

TO: Members, Formation Commission

SUBJECT: LAFCo File No. 07-01—Proposed Reorganization of Woodland Drive involving minor sphere amendment, detachment from Town of Hillsborough, Annexation to the City of San Mateo and Waiver of Protest Hearing (1.22 acre)

## Summary

This proposal, submitted by resolution the San Mateo City Council requests minor sphere amendment and detachment of a section of Woodland Drive from the Town of Hillsborough and annexation to the City of San Mateo. The reorganization will place all roadway fronting San Mateo territory in the City's jurisdiction for road maintenance, traffic enforcement and emergency response. Commission approval is recommended.

## Departmental Reports

County Assessor: As publicly owned land, the subject roadway is not assessed.

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

Public Works Mapping: The territory proposed for annexation consists of 1.22 acre. The map and legal description submitted with the proposal do not satisfy the requirements of the State Board of Equalization and require amendment. The proposal would not necessitate removal from any special districts. Natural boundaries, drainage basins or other topographical features would not affect and would not be affected by this proposal.

Environmental Health: The proposal has no adverse environmental health significance. Approval is recommended.

## Report and Recommendation:

The City of San Mateo requests, and the Town of Hillsborough supports, detachment from Hillsborough and annexation of the section of Woodland Drive to San Mateo. The section of roadway near the intersection with Alameda de las Pulgas is currently in Hillsborough Town limits and fronts Aragon High School, Baywood Elementary School and existing residences, all located in the

City of San Mateo. Sphere of influence boundaries are coterminous with city boundaries in the area and amendment of the spheres is also necessary if the proposal is approved.

The proposal is exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) because it can be seen with certainty that there is no possibility that annexation will have a significant effect on the environment [Public Resources Code 15061(b)(3)].

As publicly owned land, the territory is not assessed and does not generate property tax revenue. The Town of Hillsborough and City of San Mateo have therefore adopted resolutions of zero property tax exchange as required by Revenue and Tax Code 99.

The proposed reorganization is uninhabited and has consent of the City of San Mateo and Town of Hillsborough. The Commission may therefore waive protest proceedings pursuant to Section 56663[c] of the Cortese Knox Hertzberg Act.

Sphere of influence Determinations Pursuant to Gov. Code Section 56425

The following are recommended determinations as required by Government Code Section 56425 for adoption or amendment of spheres of influence.

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

The area subject to sphere amendment and annexation is developed roadway and contains no open space or agricultural lands.

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

The area subject to sphere amendment and annexation includes public roadway in need of services including maintenance, emergency response and traffic enforcement.

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

The subject area is adjacent to property already served by the City of San Mateo and is consistent with the City's service delivery patterns.

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

The roadway proposed for reorganization and sphere amendment abuts property already in the City of San Mateo.

**Recommendation:**

This reorganization will provide for more logical boundaries and place all roadway fronting property in the City of San Mateo within the City's jurisdiction for road maintenance, emergency response and traffic enforcement. Staff therefore respectfully recommends that the Commission certify that the proposal is exempt from the environmental review requirements of the California Environmental Quality Act under CEQA Guideline Sections 15319 and 15304 and by resolution, amend the spheres of influence of the City of San Mateo and Town of Hillsborough accordingly, and approve the reorganization detaching the roadway from the Town of Hillsborough and annexing it to the City of San Mateo.

**Recommended Commission Action, by Resolution:**

Approve LAFCo File No. 07-01-- Proposed Reorganization involving minor sphere of influence amendment, detachment of a portion of Woodland Drive from Town of Hillsborough, annexation to the City of San Mateo and waive protest hearing pursuant to Section 56663 [c] with the following condition:

- a) Submittal of a revised map and legal description that meets the requirements of the State Board of Equalization.

Respectfully submitted,



Martha Poyatos  
Executive Officer

C: Susanna Chan, P.E., City of San Mateo, Dept. of Public Works  
Dave Bishop, Town of Hillsborough Public Works

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.

Transfer of a portion of Woodland Drive from Town of Hillsborough to the City of San Mateo.

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

(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?

This portion of Woodland Drive is surrounded on three sides by the City of San Mateo. Primary use of the street is by Aragon High School, located in San Mateo.

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

  X   Yes        No

5. Estimated acreage: 1.22 acres.

**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 Mateo and Town of Hillsborough

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.

<u>SERVICE</u>	<u>PRESENT</u>	<u>PROPOSED</u>	<u>FUNDING SOURCE</u>	
	<u>SOURCE</u>	<u>SOURCE</u>	<u>CONSTRUCTION</u>	<u>OPERATING</u>
Police	Hillsborough	San Mateo	N/A	Taxes
Fire	Hillsborough	San Mateo	N/A	Taxes
Street Cleaning	Hillsborough	San Mateo	N/A	Taxes
Street Maint.	Hillsborough	San Mateo	N/A	Taxes

**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.

Woodland Drive (between Aragon High School, Baywood Knolls No.3 Subdivison and Baywood School) at its intersection with Alameda de las Pulgas.

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

Public right-of-way.

3. How are adjacent lands used?

North: School and residential

South: School

East: Residential

West: Residential

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?

R1-B

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

Residential

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.

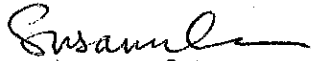
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LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: City of San Mateo  
ADDRESS: 330 W. 20th Avenue San Mateo  
CA 94403

PHONE: 650-522-7308

ATTN: Susanna Chan

  
Signature of Proponent

D. AFFECTED PUBLIC AGENCIES

Please complete this section if this application is submitted by resolution of one or more affected public agencies. Certified copies of resolutions listed below must accompany this application.

1. The names and resolutions of agencies applying for the change of organization or reorganization described above are as follows:

<u>Affected Agency</u>	<u>Resolution No.</u>	<u>Date Adopted</u>
<u>City of San Mateo</u>	<u>90, 91</u>	<u>10/2/06</u>
<u>Town of Hillsborough</u>	<u>108, 109</u>	<u>11/13/06</u>

2. Does this application have 100% consent of landowners in the affected area?  
\_\_\_\_\_ Yes \_\_\_\_\_ No (If yes, include proof of consent.)

PLAN FOR PROVIDING SERVICES

1. Enumerate and describe the services to be extended to the affected territory.  
Street cleaning, pavement maintenance.
2. Describe the level and range of those services.  
Sweep streets once a week. Maintain pavement as part of Citywide Street maintenance Plan.
3. Indicate when those services can feasibly be extended to the affected territory.  
Immediately upon annexation.
4. Indicate any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions to be imposed or required within the affected territory.  
None.
5. Describe financial arrangements for construction and operation of services extended to the affected territory. Will the territory be subject to any special taxes, charges or fees? (If so, please specify.)  
N/A.
6. In as much detail as required to give a clear explanation, explain why this proposal is necessary at this time.

Subject parcel is public right-of-way surrounded on three sides by the City of San Mateo. Annexation of subject parcel would result in more efficient municipal operations by both the City of San Mateo and the Town of Hillsborough.

This section completed by Susanna Chan Acting City Engineer  
(Name) (Title)

# EXHIBIT C

## LEGAL DESCRIPTION

All that real property situate in the Town of Hillsborough, County of San Mateo, State of California, being more particularly described as follows:

Portions of Woodland Drive and Alameda de las Pulgas as shown on that map entitled Polo Terrace Hillsborough, San Mateo County, California recorded in Volume 61 of Maps at Pages 31 and 32 San Mateo County Records, being more particularly described as follows:

Beginning at the most northerly corner of Lot 61 of said map;

Thence, North 47° 01' 00" West a distance of 60.00 feet to a point on the northwesterly boundary of Woodland Drive, said point being also on the southeasterly boundary of Baywood Knolls Subdivision No. 3 recorded in Volume 23 at Pages 3 and 4 San Mateo County Records;

Thence, along the boundary between Woodland Drive and Baywood Knolls Subdivision No. 3, North 42° 59' 00" East a distance of 883.19 feet to a point on the southwesterly line of Alameda de las Pulgas;

Thence, along the southwesterly line of Alameda de las Pulgas, South 47° 02' 00" East a distance of 20.33 feet to the beginning of a tangent curve having a radius of 530.00 feet;

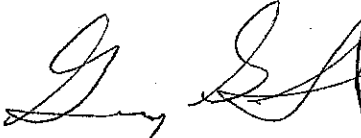
Thence, along said curve concave to the northeast through a central angle of 4° 17' 37" an arc length of 39.72 feet to the intersection with the southeasterly line of Woodland Drive;

Thence, along the southeasterly line of Woodland Drive, South 42° 59' 00" West a distance of 884.64 feet to the Point of Beginning;

Containing 1.22 acres, more or less.

The Basis of Bearing for this description is the northeasterly line of Woodland Drive, taken as North 42° 59' East.

End of Description

  
Gregory G. Short  
Licensed Surveyor No. 7125

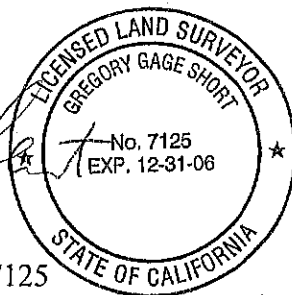
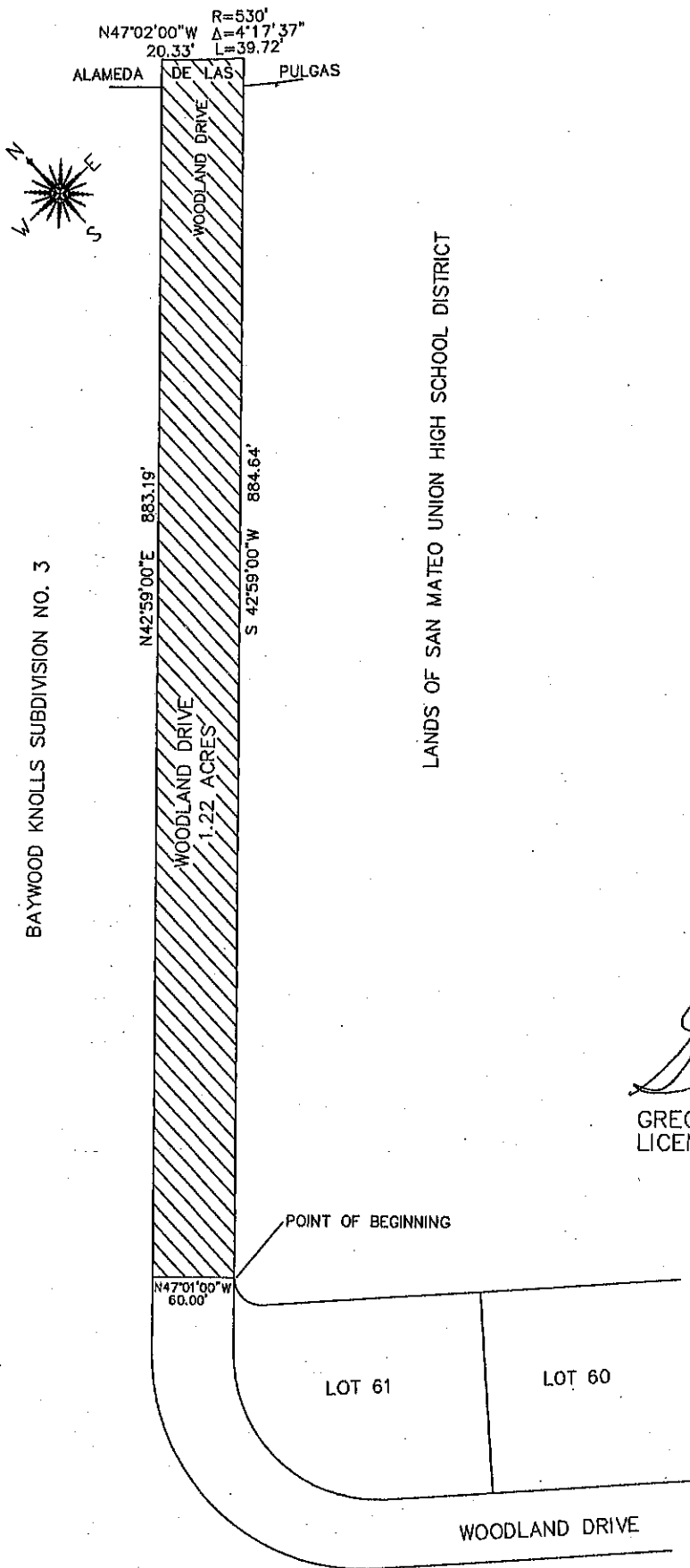




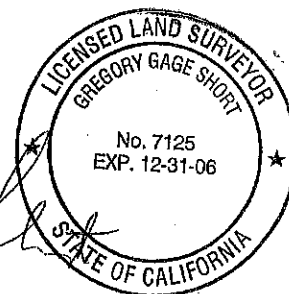
EXHIBIT C  
LEGAL DESCRIPTION PLAT



BAYWOOD KNOLLS SUBDIVISION NO. 3

LANDS OF SAN MATEO UNION HIGH SCHOOL DISTRICT

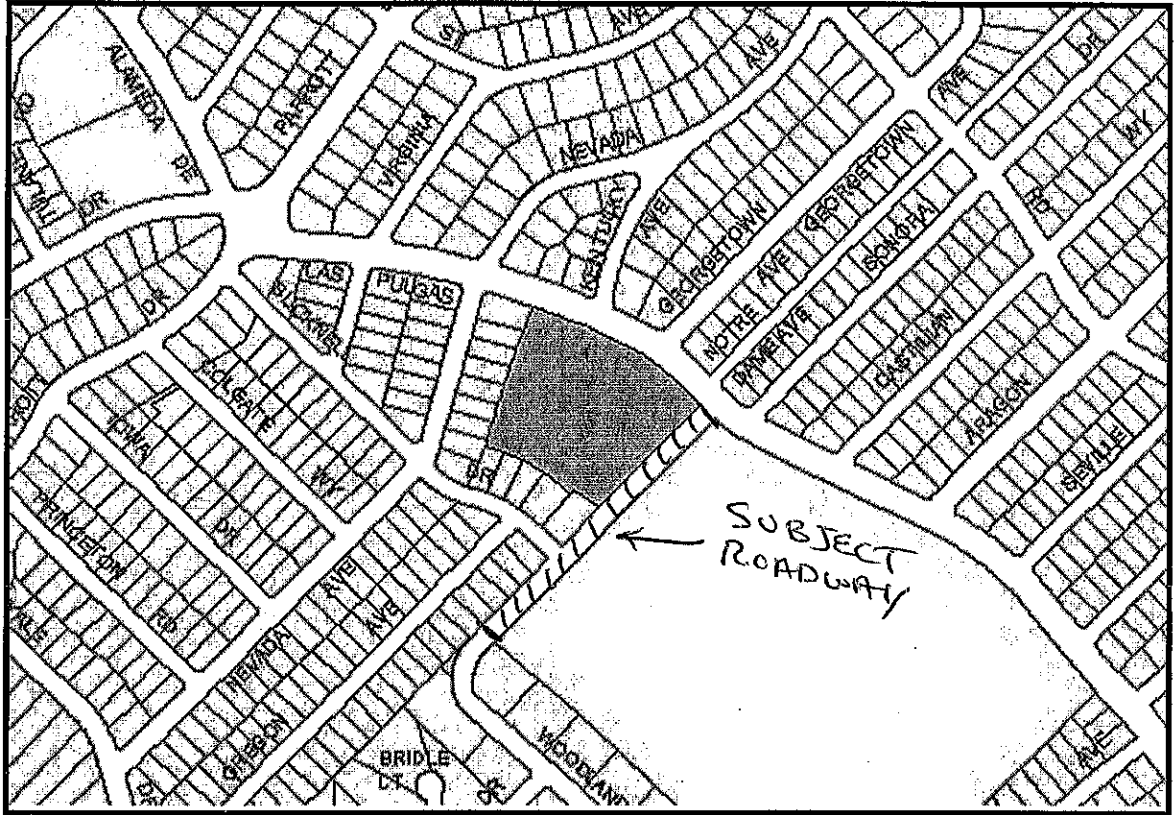
*Gregory G. Short*  
GREGORY G. SHORT  
LICENSED SURVEYOR NO. 7125



NOT TO SCALE

**SELECTED  
PROPERTY**

Situs: 600 Alameda De Las Pulgas , San Mateo  
 Owner: San Mateo Elementary Sch Dist, Po Box K, San Mateo, CA, 94402--0058  
 APN: 034062190



**Property Owner Summary**

**APN:** 034062190  
**Parcel ID:** 3011673  
**Situs:** 600 Alameda De Las Pulgas  
**City:** San Mateo  
**Owner:** San Mateo Elementary Sch Dist

**Jurisdictions**

**Supervisorial:** 1  
**Congressional:** 12  
**Assembly:** 19  
**Senatorial:** 8  
**Election Precinct:** 2670  
**City Name:** SAN MATEO  
**Zip Code:** 94402  
**Mitigation Fee Area:** None Assigned  
**Zoning:** NO DATA ASSIGNED

**Tax Rate Area# 012001**

GENERAL TAX RATE  
 COUNTY DEBT SERVICES  
 S M MUNI FACILITIES BOND #1  
 S M CTY DEBT-LIB.PROJECT  
 SAN MATEO CITY ELEM GENL PUR  
 S M FOSTER CTY ELM BD SER 91B

GENERAL COUNTY TAX  
 CITY OF SAN MATEO  
 S M CITY BOND PLAN E  
 S M CTY DEBT-SNR CNTR-PKS PROJ  
 S M FOSTER CTY ELM BD SER 91A  
 S M FOSTER CTY ELM BD SER 91C