

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, 2005

TO: Members, Formation Commission

FROM: Martha Poyatos *Martha Poyatos*
Executive Officer

SUBJECT: LAFCo File No. 04-16-Proposed Sphere of Influence
Amendment and Annexation of the Lands of 33 Camborne
(Lands of Koval) to the City of San Carlos (0.20)

Summary

This application, submitted by landowner petition, requests amendment to the sphere of influence of the City of San Carlos and annexation of 0.20 acre parcel with a single family home to the City of San Carlos. The City of San Carlos has approved pre-zoning of the proposal area as well as fronting roadway to the centerline of the street. The property is located in the unincorporated Devonshire area on Camborne near Club Drive. Annexation is requested in order to receive sewer and other city services for the existing residence from the City of San Carlos. Commission approval of the proposed annexation is recommended, modified to include roadway fronting the parcel as discussed below.

Agency and Departmental Reports

County Assessor: The net assessed valuation of the annexation area shown in the records of the Assessor is \$544,320. The boundaries of the proposal do not divide lines of assessment or ownership.

County Clerk: The territory has two registered voters. Annexation would not conflict with any political subdivision boundaries.

County Public Works: The territory proposed for annexation plus entire width of the roadway fronting the parcel consists of 0.47 acre. The map and legal description submitted with the proposal do not 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 in surrounding areas is provided by the City of San Carlos. The proposal appears to have no adverse environmental health significance. Approval is recommended.

County Planning and Building Division: The County's General Plan designation is Medium Density Residential and zoning is Residential, 5,000 square feet per dwelling unit (R-1/S-71), design review. General Plan Policy 7.21 encourages that lands be included with a city sphere of influence if they are generally suited for urban services and urban land uses. General Plan Policy 7.24 encourages cities to annex urban unincorporated areas within designated spheres of influence.

City of San Carlos: The City's General Plan designation for the property is Single-Family Residential and zoning is Residential, 6,000 square feet (corner lots) per dwelling unit (R-1). The City of San Carlos rezoning includes the subject parcel and Camborne Avenue to the centerline. City of San Carlos comments that annexation boundaries should comply with boundaries of territory as rezoned.

Report and Recommendation

Submitted by petition with 100% landowner consent, this proposal requests a sphere of influence amendment and annexation of 0.20 acre parcel with a single-family residence to the City of San Carlos in order to abandon the existing septic system and hook up to public sewer. The applicant also owns adjacent undeveloped 37 Camborne (APN 049-062-110) but is not requesting annexation at this time. The property is located on Camborne Avenue near the intersection of Camborne Avenue and Club Drive in a portion of the Unincorporated Devonshire area that was not assigned to any city sphere of influence when LAFCo adopted spheres in 1985¹. The subject property is adjacent to property located in the City of San Carlos and therefore contiguous with the City of San Carlos boundary along this shared lot line. Access is via San Carlos streets and the nearest sewer line is the City of San Carlos sewer main located in Camborne Avenue fronting adjacent 29 Camborne.

Pre-zoning as adopted by the City of San Carlos found that annexation is consistent with the City's General Plan because the existing single-family home is compatible with the surrounding

¹ A municipal service review and sphere of influence study for this portion of Devonshire is underway.

similar residential lands uses and would be accommodated by existing City of San Carlos infrastructure and services. The land use designation of the General Plan and the proposal would maintain the character of the area and would allow for similar densities existing in the surrounding area. The property owners shall be required to comply with City of San Carlos zoning district boundary (prezoning) conditions of approval.

As noted above, the City of San Carlos prezoning specifies that annexation shall include the portion of Camborne Avenue fronting the annexation parcel to the centerline of the street. San Mateo County Public Works comments include a recommendation that the entire roadway fronting the property be included in the annexation boundary. LAFCo Standards for Evaluation of Proposals concerning streets and highways state that whenever practicable, boundary lines of areas proposed to annexed shall be so located that all streets and rights of way will be placed within the same jurisdiction as the properties as the properties which abut thereon and or for the benefit of which such streets or rights-of way are intended. In this case, property on Camborne opposite the annexation parcel is unincorporated and the City of San Carlos indicates that upon annexation of those properties the balance of the street would be also be annexed.

The County of San Mateo and the City of San Carlos adopted resolutions agreeing to an exchange of property tax revenues pursuant to Section 99 of the Revenue and Tax Code. Said agreements transfer 0.780377667 from County Fire to the City of San Carlos and 0.546955606 from the County's General property tax share to the City of San Carlos. 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.

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. Paragraph [c] was added by the legislature in 1993 to streamline annexation proceedings in which landowners had already given consent to uninhabited annexation proceedings. The proponents have requested that the Commission waive the conducting authority proceedings if the proposal is approved. The City has submitted consent to waiver of the protest hearing.

Recommendation:

The subject area is located in unincorporated territory adjacent to the City of San Carlos and it is appropriate based on the access and the City of San Carlos ability to provide urban services to include amend the City's sphere to include the property. The annexation parcel is contiguous to City boundaries on one property line. 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 application amended to include Camborne Avenue fronting the parcel to the centerline, conditioned upon submittal of a revised map and legal description reflecting the modification.

Recommended Commission Action, by Motion:

Find that 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].

Recommended Commission Action, by Resolution:

1. Approve LAFCo File No. 04-16--Proposed Amendment to the Sphere of Influence of the City of San Carlos and Annexation of the Lands of Koval to the City of San Carlos, modified to include Camborne Avenue to the centerline and conditioned upon submittal of a revised map and legal description.
2. 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.

SPHERE of Influence Amendment + Annexation
of 33 Lombard Ave. to 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 receive Public Services and
other City Services

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

Yes No

5. Estimated acreage: 8,900 SF

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
Sewer	None	City of San Luis	Proponent	Fees
Police	Sheriff	"		Taxes
Fire	County Fire	"		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.

CAMBODIE NEAR CLUB DRIVE

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

residential

3. How are adjacent lands used?

North: RES

South: RES

East: RES

West: VACANT

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

no current plans for development

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

MEDIUM DENSITY RESIDENTIAL 8.7 du/acre

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

R-1/S-71 (5000 sq. ft.)

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

Rezoning with City of San Carlos in progress
Completed
NOVEMBER 2004

8. What additional approvals will be required to proceed?

permit to abandonment septic system

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?

Annexation of undeveloped adjacent parcel facilitates future construction of single family home

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: Nadia Koual
ADDRESS: 33 CAMDEN AVE.
580 CARLOS CA 94020
ATTN: Nadia Koual

PHONE: (650) 218-9414
N. Koual
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 CORTESE-KNOX LOCAL GOVERNMENT REORGANIZATION ACT OF 1985

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 Local Government Reorganization Act of 1985)

2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc. is/are:

SPHERE OF INFLUENCE AMENDMENT & ANNEXATION
OF 33 CAMBORNE AVE TO 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:

HOOK UP TO PUBLIC SEWER TO REPLACE FAILING
SEPTIC SYSTEM AND RECEIVE OTHER City Services

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 X 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*
8-09-04	Nadia Koval	<i>N. Koval</i>	33 Camborne Ave San Carlos CA 94070	049062120
*	_____	_____	_____	_____
_____	_____	_____	_____	_____

*Assessor's Parcel Number

RECEIVED

DEC 14 2004

LAFCO

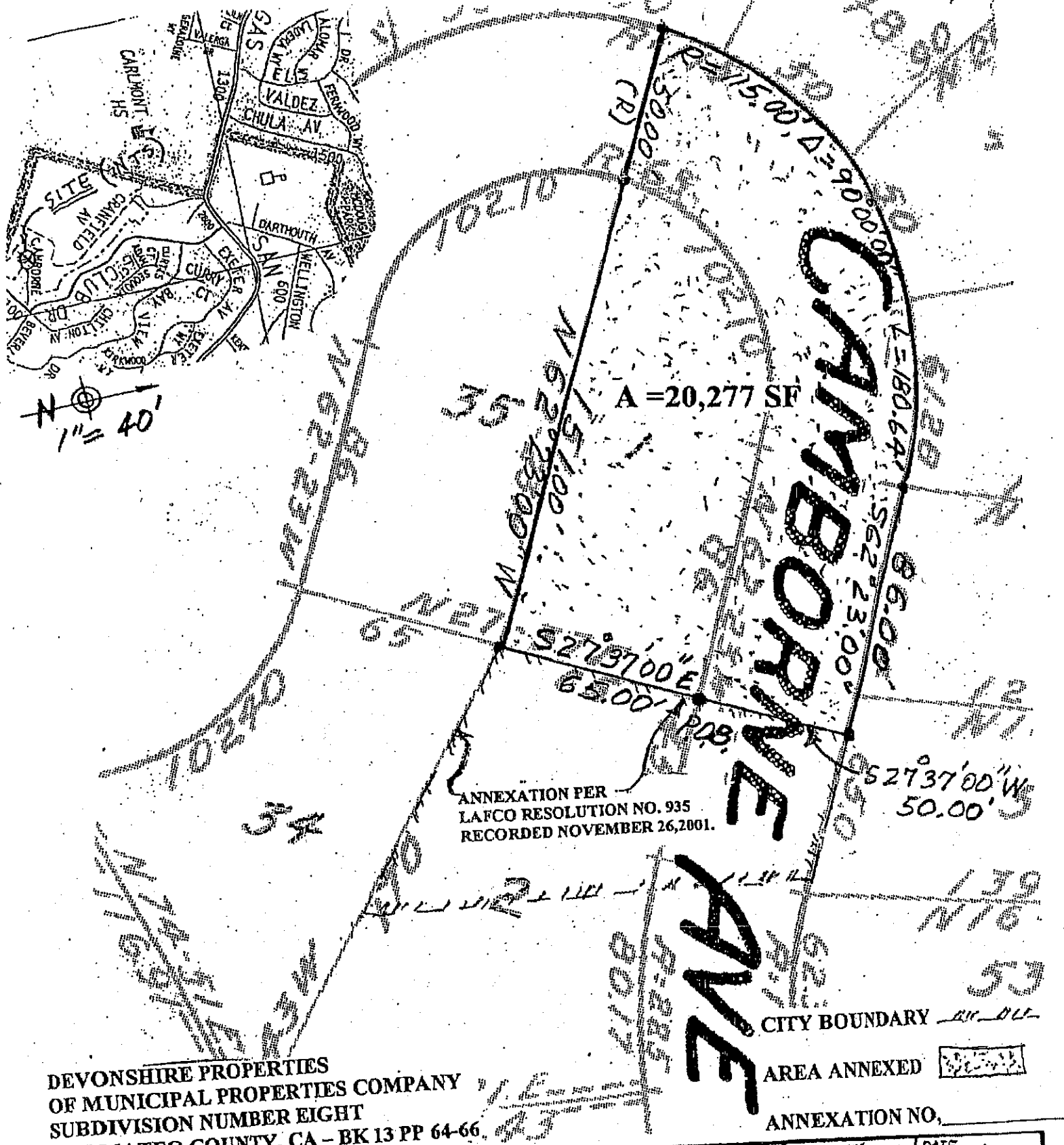
PROPOSED ANNEXATION TO
THE CITY OF SAN CARLOS
LANDS OF SNEPER AND KOVAL

THAT CERTAIN PARCEL OF LAND IN THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA
DESCRIBED AS FOLLOWS:

LOT 1 IN BLOCK 52, AND A PORTION OF CAMBORNE AVENUE, AS DESIGNATED ON THE
MAP ENTITLED, "DEVONSHIRE PROPERTIES OF MUNICIPAL PROPERTIES COMPANY,
SUBDIVISION NUMBER EIGHT, SAN MATEO COUNTY, CALIFORNIA," WHICH MAP WAS
FILED IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF
CALIFORNIA ON MAY 11, 1926 IN BOOK 13 OF MAPS AT PAGES 64 TO 66, MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHWESTERLY LINE OF CAMBORNE AVENUE (50 FEET
WIDE) WHERE IT IS INTERSECTED BY THE LINE DIVIDING LOTS 1 AND 2 IN BLOCK 52 AS
SHOWN ON THE MAP ABOVE MENTIONED; SAID POINT ALSO BEING ON THE WESTERLY
CITY BOUNDARY OF SAN CARLOS PER LAFCO RESOLUTION NO. 935 RECORDED
NOVEMBER 26, 2001; THENCE ALONG SAID WESTERLY CITY BOUNDARY AND ALONG SAID
DIVIDING LINE SOUTH 27 DEGREES 37 MINUTES 00 SECONDS WEST 65.00 FEET TO THE
CORNER COMMON TO LOTS 1, 2, 34 AND 35 AS SHOWN ON AFORESAID MAP; THENCE
LEAVING AFORESAID SAN CARLOS CITY BOUNDARY AND SAID COMMON LOT CORNER,
ALONG THE DIVIDING LINE BETWEEN LOTS 35 AND 1 IN BLOCK 52 OF AFORESAID MAP,
NORTH 62 DEGREES 23 MINUTES 00 SECONDS WEST, 151.00 FEET TO A POINT ON THE
EASTERLY LINE OF CAMBORNE AVENUE AS SHOWN ON SAID MAP; SAID POINT BEING ON
A 65-FOOT RADIUS CURVE CONCAVE TO THE EAST, THROUGH WHICH A RADIAL LINE
BEARS SOUTH 62 DEGREES 23 MINUTES 00 SECONDS EAST; THENCE CONTINUING NORTH
62 DEGREES 23 MINUTES 00 SECONDS WEST, ACROSS CAMBORNE AVENUE, 50.00 FEET,
MORE OR LESS, TO A POINT IN THE WESTERLY LINE OF CAMBORNE AVENUE; SAID POINT
BEING ON A 115-FOOT RADIUS CURVE CONCAVE TO THE EAST, THROUGH WHICH A
RADIAL LINE BEARS SOUTH 62 DEGREES 23 MINUTES 00 SECONDS EAST; THENCE
NORTHERLY ALONG SAID 115-FOOT RADIUS CURVE AND ALONG SAID WESTERLY AND
NORTHERLY LINE OF CAMBORNE AVENUE, THROUGH A CENTRAL ANGLE OF 90 DEGREES
00 MINUTES 00 SECONDS, AN ARC DISTANCE OF 180.64 FEET; THENCE TANGENT TO LAST
SAID CURVE AND CONTINUING ALONG SAID NORTHERLY LINE OF CAMBORNE AVENUE,
SOUTH 62 DEGREES 23 MINUTES 00 SECONDS EAST 86.00 FEET TO A POINT ON THE
WESTERLY CITY BOUNDARY OF SAN CARLOS PER LAFCO RESOLUTION NO. 935
RECORDED NOVEMBER 26, 2001; THENCE SOUTH 27 DEGREES 37 MINUTES 00 SECONDS
WEST, ACROSS CAMBORNE AVENUE, AND ALONG SAID CITY BOUNDARY LINE, 50.00 FEET
TO THE POINT OF BEGINNING.

CONTAINING 20,277 SF, MORE OR LESS.



DEVONSHIRE PROPERTIES
 OF MUNICIPAL PROPERTIES COMPANY
 SUBDIVISION NUMBER EIGHT
 SAN MATEO COUNTY, CA - BK 13 PP 64-66

ANNEXATION PER
 LAFCO RESOLUTION NO. 935
 RECORDED NOVEMBER 26, 2001.

CAMBORNE AVE

CITY BOUNDARY ALL DL
 AREA ANNEXED
 ANNEXATION NO. _____

Berry and Associates
 1733 Woodside Road, Suite 335
 Redwood City, CA 94061
 Phone: 650/368-0760 FAX: 650/368-1810

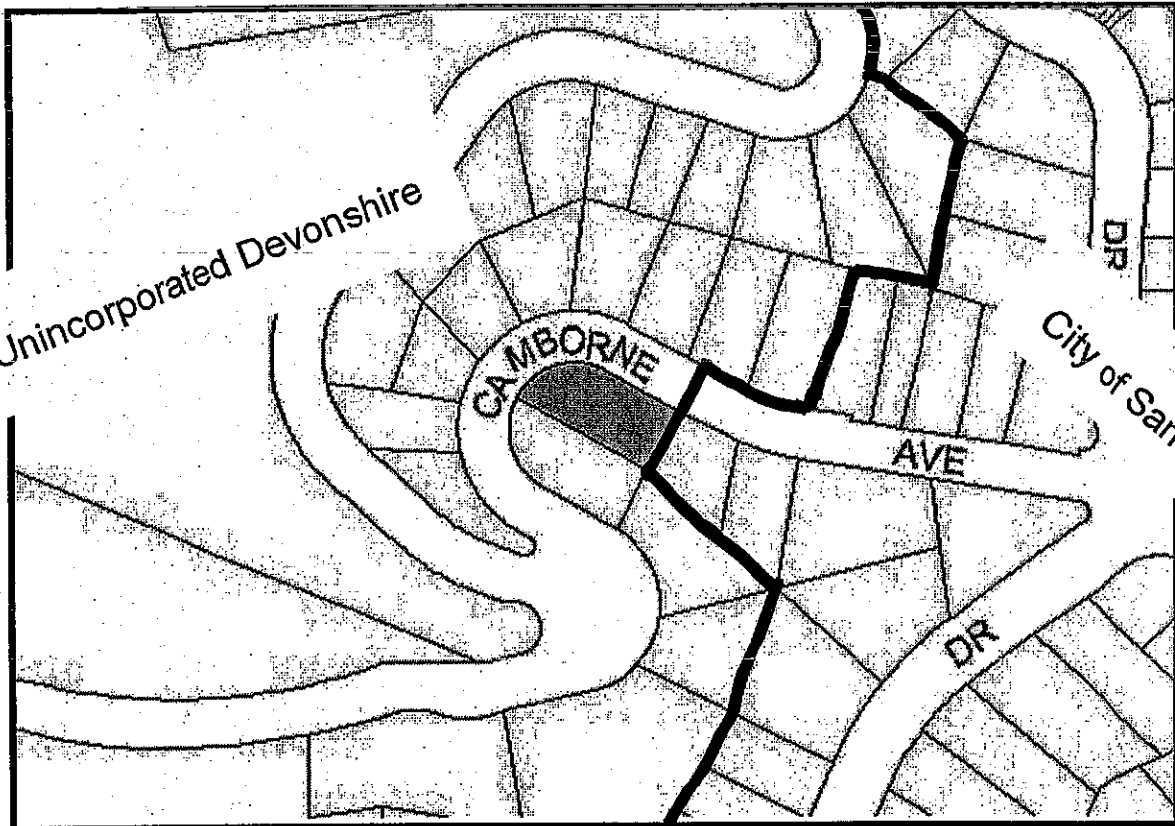
CITY OF SAN CARLOS
 ANNEXATION OF LANDS OF
 SNEPER AND KOVAL
 LOT 1, BLOCK 52
 DEVONSHIRE PROPERTIES NO. 8

DRAWN BY	OCB	DATE	
CHECKED BY		SCALE	1" = 40'
REF.		JUH NO	2314
SHEET			
A.P.N. 049-062-110, 120			

NO.	BY	DATE	REVISIONS

**SELECTED
PROPERTY**

Situs: 33 Camborne Ave , San Carlos
Owner: Sneper Alla, 33 Camborne Av, San Carlos, CA, 94070-
APN: 049062120



Date Created: Thursday, July 14, 2005

Print

RESOLUTION NO 2005 - 19

A RESOLUTION OF THE CITY OF SAN CARLOS MAKING A DETERMINATION OF PROPERTY TAX EXCHANGE PURSUANT TO PROVISIONS OF CHAPTER 282, SECTION 59, PART 05, IMPLEMENTATION OF ARTICLE XIII A OF THE CALIFORNIA CONSTITUTION COMMENCING WITH SECTION 95, DIVISION 1, OF THE REVENUE AND TAXATION CODE

RESOLVED by the City Council of the City of San Carlos State of California that

WHEREAS, state law requires that the County of San Mateo and City of San Carlos negotiate a property tax exchange relating to the proposed reorganization of the Lands of Koval (Assessor s Parcel Number 049 062-110) annexing said territory to the City of San Carlos, and

WHEREAS it has been agreed that the property tax revenue produced by an incremental factor of 0780377667 for the affected properties will be transferred from the County Fire Protection District (Tax Code Area 053-010) to the City of San Carlos on an annual basis and

WHEREAS, it has been agreed that the property tax revenue produced by an incremental factor of 0546955606 for the affected properties will be transferred from the County of San Mateo (Tax Code 053-010) to the City of San Carlos on an annual basis, and

WHEREAS, the subject determination has been made prior to and as a condition precedent to the Executive Officer of the Local Agency Formation Commission issuing the Certificate of Filing on said proposal Lands of Koval and

WHEREAS it has been agreed that the property tax revenue will be transferred from the County of San Mateo to the City of San Carlos, and

WHEREAS the Lands of Koval is a developed parcel with a single family residence in the unincorporated Devonshire Canyon area and the property owner has requested annexation and

WHEREAS, the property is eligible for annexation and the necessary actions for annexation have been initiated, and

NOW THEREFORE THE CITY OF SAN CARLOS DOES HEREBY RESOLVE DETERMINE AND ORDER AS FOLLOWS

The total amount of taxes available for exchange between the two agencies is \$1 992 67 The Lands of Koval (Assessor s Parcel Numbers 049 062 110) shall be transferred approximately \$510 00 from the County of San Mateo to the City of San Carlos in accordance with Section 3a of Article XIII B of the State Constitution and the County will retain \$1 481 00 the appropriation limit of the City of San Carlos shall be increased based on this agreement

BE IT FURTHER RESOLVED Section 56663 specified that the Local Agency Formation Commission waive conducting authority proceedings for annexations with 100% landowner consent and written consent from all granting agencies the City of San Carlos hereby consents to waiver conducting authority proceedings

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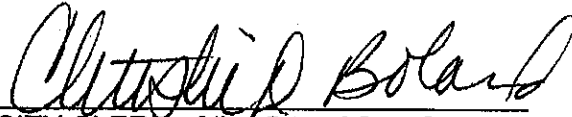
BE IT FURTHER RESOLVED, the territory will be taxed for bonded indebtedness and the regular county assessment roll will be used

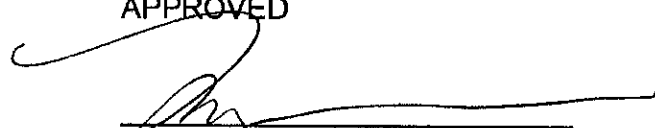
I hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Carlos at a regular meeting thereof held on the 28th day of February 2005 by the following vote

AYES COUNCIL MEMBERS KING, DAVIDS, EATON, GROCOTT, TIEGEL DOHERTY

NOES COUNCIL MEMBERS NONE

ABSENT COUNCIL MEMBERS NONE


CITY CLERK of the City of San Carlos

APPROVED

MAYOR of the City of San Carlos

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ORDINANCE NO. 1345

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CARLOS
PREZONING AN APPROXIMATELY 8,908 SQUARE FOOT SITE KNOWN AS 33
CAMBORNE AVENUE AND ASSESSOR'S PARCEL NUMBER: 049-062-110 TO THE
R-1 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT.**

SECTION 1: Chapter 18.16.020 of the San Carlos Municipal Code, the "Zoning Map of the City of San Carlos" is hereby amended by prezoning approximately 8,908 square foot site known as 33 Camborne Avenue and Assessor's Parcel Number 049-062-110 to the R-1 Zoning District. The area and extent of the prezoning is shown in Exhibit A, attached hereto and made a part hereof. The approval for prezoning based on the following findings:

1. The change in district boundaries is consistent with the General Plan.

Basis for finding: Annexation of this one existing home meets the goal of the General Plan to enhance and contribute to the quality of residential areas within the City. The land use of the existing single family home is compatible with the surrounding similar residential land uses and would be accommodated by existing City infrastructure and services.

2. The change in district boundaries is consistent with the purpose of the zoning title to promote the growth of the City in an orderly manner and to promote and protect the public health, safety, peace, comfort and general welfare.

Basis for finding: The surrounding properties within the City of San Carlos are zoned R-1 Single-Family Residential. The proposal maintains the character of the area, allows for similar densities in the surrounding areas and would meet all City safety requirements upon formal annexation.

3. The change in the district boundaries is necessary to achieve the balance of the land uses desired by the City, consistent with the General Plan, and to increase inventory of land within a given zoning district.

Basis for finding: The proposed zoning boundary amendment will add approximately 8,908 square feet of residential land use to the City, increasing the residential land inventory and is consistent with the General Plan goal to maintain and enhance the quality of residential areas within the City of San Carlos.

SECTION 3: That the City Council hereby declares that it would have passed this ordinance sentence by sentence, paragraph by paragraph, and section by section, and does hereby declare that any provisions of this ordinance are severable and, if for any reason any sentence, paragraph, or section of this Ordinance shall be held invalid, such decision shall not affect the validity of the remaining parts of this ordinance.



SECTION 4: This rezoning shall be effective only upon adoption of Conditions of Approval shown in Exhibit B.

SECTION 5: This rezoning shall remain effective for two years after annexation.

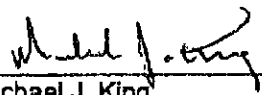
Introduced this 11th day of October 2004.

Passed and adopted as an Ordinance of the City of San Carlos at a regular meeting thereof held on the 25th day of October, 2004 by the following vote:


AYES, COUNCIL MEMBERS: TIEGEL DOHERTY, DAVIDS, EATON, GROCOTT, KING

NOES, COUNCIL MEMBERS: NONE _____

ABSENT, COUNCIL MEMBERS: NONE _____



Michael J. King
MAYOR of the City of San Carlos

ATTEST:


CHRISTINE D. BOLAND
CITY CLERK of the City of San Carlos



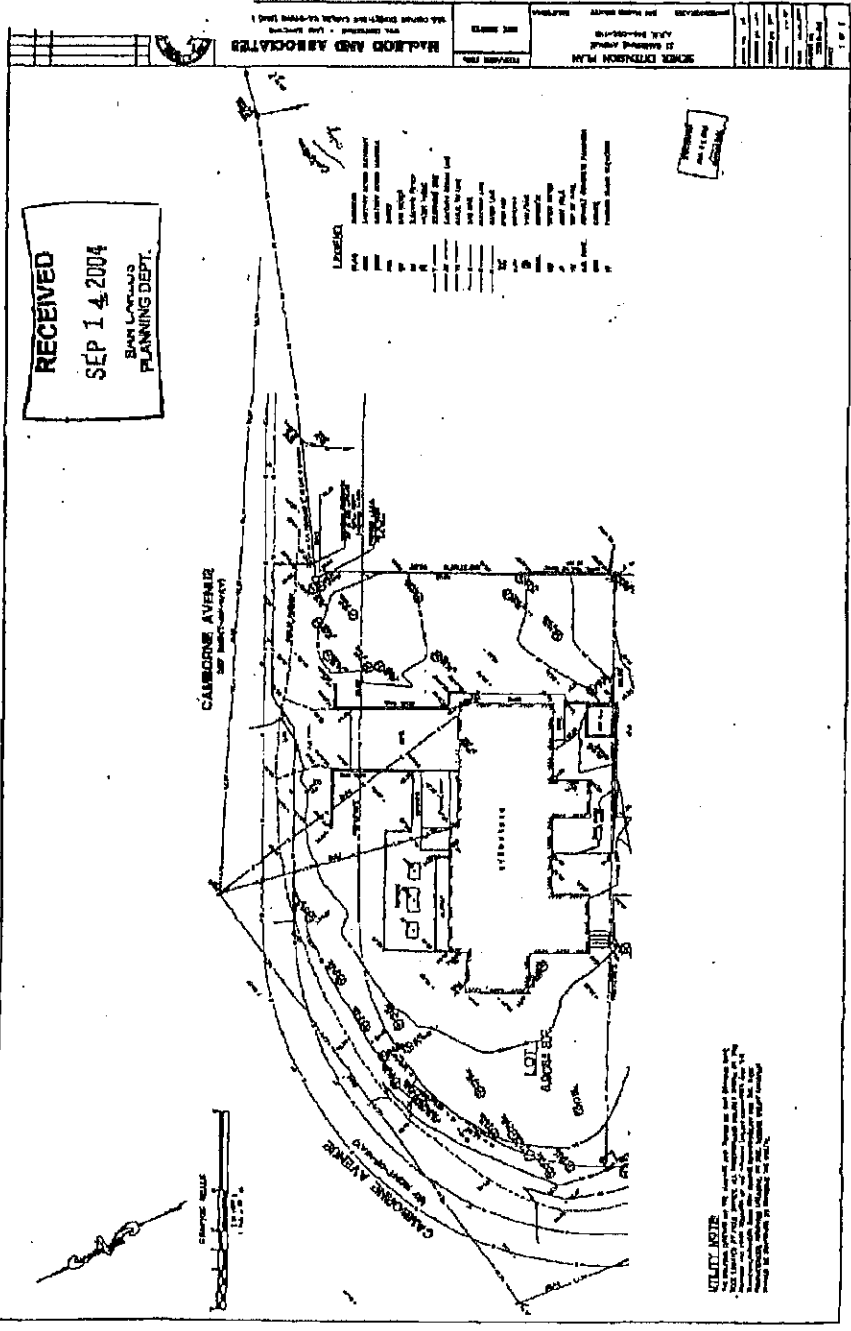


EXHIBIT A



RESOLUTION No. 2004- 117

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CARLOS ADOPTING A GENERAL PLAN AMENDMENT FOR AN APPROXIMATELY 8,908 SQUARE FOOT SITE KNOWN AS 33 CAMBORNE AVENUE AND ASSESSOR'S PARCEL NUMBER: 049-062-120 FOR OF A LAND USE DESIGNATION OF SINGLE FAMILY

WHEREAS, the City Council has reviewed the application from the property owner at 33 Camborne Avenue and Assessor's Parcel Number 049-062-120 for a General Plan Amendment for a land use designation of Single Family as initial steps to annexation of the subject property and an amended sphere of influence boundary, and

WHEREAS, the City Council finds that an amendment to the General Plan of a land use designation of Single Family for the afore mentioned property is consistent with the Zoning Ordinance and the long range goals of the General Plan as follows:

- a. The General Plan Amendment is consistent with the purpose and intent of the General Plan.

Basis for finding: Annexation of this one existing home meets the goal of the General Plan to enhance and contribute to the quality of residential areas within the City. The land use of the existing single family home is compatible with the surrounding similar residential land uses and would be accommodated by existing City infrastructure and services.

WHEREAS, the City Council conducted a public hearing on the proposal on October 11, 2004.

NOW THEREFORE, BE IT RESOLVED that the City Council adopts the General Plan Amendment.

I hereby certify that the foregoing resolution was duly and regularly passed and adopted by the City Council of the City of San Carlos at a regular meeting thereof held on the 11th day of October 2004, by the following vote:

AYES COUNCIL MEMBERS: TIEGEL DOHERTY, EATON, DAVIDS, GROCOTT, KING
NOES COUNCIL MEMBERS: NONE
ABSENT COUNCIL MEMBERS: NONE

Michael J. King
MAYOR of the City of San Carlos

ATTEST:
Christine D. Boland
CHRISTINE D. BOLAND
CITY CLERK of the City of San Carlos

CORRECTED 7/15/05 Christine D. Boland



RESOLUTION NO. 067187

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

* * * * *

RESOLUTION OF COUNTY OF SAN MATEO MAKING DETERMINATION OF
PROPERTY TAX EXCHANGE PURSUANT TO THE PROVISIONS OF CHAPTER
282, SECTION 50, PART 0.5, IMPLEMENTATION OF ARTICLE XIII A OF THE
CALIFORNIA CONSTITUTION, COMMENCING WITH SECTION 95, DIVISION I, OF
THE REVENUE AND TAXATION CODE

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of
California, that

WHEREAS, state law requires that the County of San Mateo and the City of
San Carlos agree to a property tax exchange as a result of the proposed annexation of
the Lands of Koval to the City of San Carlos;

WHEREAS, the County and the City have agreed on certain other matters
relating to the proposed annexation;

WHEREAS, the subject determination has been made prior to and as a
condition precedent to the Execution Officer of the Local Agency Foundation
Commission issuing the Certificate of Filing on said proposal;

WHEREAS, the County of San Mateo in making this determination has
reviewed the proposed tax exchange and the amount of said exchange;

WHEREAS, it has been agreed that property tax revenue produced by an
incremental factor of 0.0780377667 for the affected properties will be transferred

between the County Fire Protection District (Tax Code Area 053-010) and the City of San Carlos;

WHEREAS, it has been agreed that property tax revenue produced by an incremental factor of 0.0546955606 for the affected properties will be transferred between the County of San Mateo (Tax Code Area 053-010) and the City of San Carlos.

NOW, THEREFORE, THE COUNTY OF SAN MATEO DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

The property tax incremental factor to be transferred from the County Fire Protection District (Tax Code Area 053-010) to the City of San Carlos is 0.0780377667.

The property tax incremental factor to be transferred from the County of San Mateo (Tax Code Area 053-010) to the City of San Carlos is 0.0546955606.

* * * * *

Regularly passed and adopted this 1st day of March, 2005.

AYES and in favor of said resolution:

Supervisors:

MARK CHURCH

JERRY HILL

RICHARD S. GORDON

ROSE JACOBS GIBSON

ADRIENNE TISSIER

NOES and against said resolution:

Supervisors:

NONE

Absent Supervisors:

NONE

Richard S. Gordon

President, Board of Supervisors
County of San Mateo
State of California

Certificate of Delivery

I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.

Marie L. Peterson

Marie L. Peterson, Deputy
Clerk of the Board of Supervisors

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