

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

January 12, 2005

TO: Members, Formation Commission

SUBJECT: LAFCo File No. 04-03-- Proposed Annexation of Portions of San Pedro Valley Road and Peralta Road to the City of Pacifica (2.19 acres)

Summary

This proposal as originally submitted requests annexation of separate lengths of San Pedro Terrace Road and Peralta Road, totaling approximately 2.19 acres, to the City of Pacifica. Current city boundaries on these two lengths of roadway run along the centerline of the roadway. Annexation as proposed would place all portions of the roadways into in Pacifica city boundaries. The territory is contiguous to the southern boundary of the City of Pacifica within the City's sphere of influence and annexation is therefore consistent with the LAFCo adopted sphere.

Since the application was first submitted by the City of Pacifica, the owner of adjacent Shamrock Ranch, expressed opposition to annexation of a certain portion of Peralta Road based on potential impact to access to her property. Also, because the boundaries of North Coast County Water District are coterminous with City of Pacifica boundaries and because Water District pipelines have been installed in portions of roadway proposed for annexation, it is recommended that area annexed to the City also be annexed to the North Coast County Water District. Staff recommends that the Commission approve LAFCo File 04-03 amended to include annexation to the North Coast County Water District and modified as shown on the attached map. As modified, the proposal territory consists of 1.61 acre.

Departmental Reports

County Assessor: As public right-of-way, the subject area is not assessed.

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

San Mateo County Public Works: The territory proposed for annexation consists of 2.19 acres. The portion of San Pedro Terrace Road is 1.33 acre and the portion of Peralta Road is .86 acre. The area of the modified boundaries on Peralta Road is a total of .28 acre, bringing the new total acreage to 1.61 acre. 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.

The San Mateo County Department of Public Works supports the annexation of the two portions of streets, as the County maintains only the portion of San Pedro Terrace Road and no other streets in the area and because annexation will eliminate a situation where there is a shared maintenance responsibility.

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

North Coast County Water District: Approval as modified is recommended. The District requests that a condition of LAFCo approval be that the City of Pacifica grant an easement to North Coast County Water District for the District water transmission main located in the subject roadways.

Report and Recommendation:

This application from the City of Pacifica requests, by resolution of the City Council, annexation of sections of San Pedro Valley Road and Peralta Road in which the current city boundary runs down the center line of the roadways. The stated reason for the annexation is that annexation will place all of the subject roadway in the jurisdiction of the City of Pacifica and ensure that the city has control over future road related issues such as safety, bike lanes, trails, etc. The City of Pacifica zoning adjacent to the subject territory is low density residential and school on Peralta Road and High and Low Density Residential for San Pedro Terrace Road. The territory is located adjacent to the southern boundaries of the City and east of Highway 1. Both portions of roadway are located in the sphere of influence of the City of Pacifica and with the exception of Shamrock Ranch in adjacent unincorporated San Mateo County, the subject roads serve City of Pacifica residents.

The proposal is categorically exempt from the environmental review requirements of the California Environmental Quality Act because it involves annexation of public roadway (Section 15319 of State CEQA Guidelines).

As road right-of-way, the territory is not assessed and does not generate property tax revenue. The City and the County have therefore adopted resolutions of zero property tax exchange as required by Revenue and Tax Code 99.

Water mains of North Coast County Water District are located in both sections of roadway. As noted above, North Coast County Water District requests that a condition be included that the City of Pacifica grants an easement for the District water transmission mains located in the subject roadways. LAFCo staff does not recommend this condition because if approved, annexation will place the subject roadway in the jurisdiction of the City of Pacifica and facilitate any necessary approvals, including easements requested by the District.

January 12, 2005

Peralta Road runs along the eastern portion of Shamrock Ranch and San Pedro Terrace Road runs along the northern portion. The ranch, which includes residences, horse stables, and a dog kennel, is located in unincorporated San Mateo County, has primary access from Peralta Road and access via a locked gate from San Pedro Road. In response to the annexation application, Ms. Dana Denman, owner of Shamrock Ranch, expressed concern that primary access to Shamrock Ranch from Peralta Road may be affected by improvements the City may undertake in the future and requests that the annexation be amended to exclude the portion of Peralta Road providing access to her property. The City of Pacifica is agreeable to this modification and is preparing a revised map and legal description.

Also, because the boundaries and sphere of influence of North Coast County Water District are coterminous with City of Pacifica boundaries and because Water District pipelines have been installed in portions of roadway proposed for annexation, LAFCo staff recommends that the application be modified to include annexation to North Coast County Water District as well. Because Peralta Road is not part of the County maintained road system, annexation as modified will result in no County road maintenance responsibilities in the area.

Recommendation:

This annexation will provide for more logical boundaries, place entire sections of roadway in City of Pacifica jurisdiction and eliminate shared street maintenance responsibility between two jurisdictions. Staff therefore respectfully recommends that the Commission certify that the proposal is exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) under CEQA Guideline Sections 15319 and approve the annexation as modified by taking the actions listed below.

Recommended Commission Action, by Resolution:

Approve LAFCo File No.04-03--Proposed Annexation of Portions of San Pedro Valley Road and Peralta Road to the City of Pacifica and the North Coast County Water District, modified as shown on Exhibit A and waive protest hearings pursuant to Section 56663 [c] with the following condition:

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

Respectfully submitted,



Martha Poyatos
Executive Officer

c: Lee Diaz, City of Pacifica
Kevin O'Connell, No. Coast County Water Dist.
Neil Cullen, San Mateo County Dept. of Public Works

**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 a) a portion of Peralta Road which is located southeast of San Pedro Terrace and west of Linda Mar Elementary School; and b) a portion of San Pedro Terrace Road which is located between Peralta Road and Highway 1.

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?

Annexation of a portion of Peralta Road and the southern half of San Pedro Terrace Road will place all the roadway in one jurisdiction and ensure that the City has more local control over future road related issues, such as safety, bike lanes, trails, etc. The City already maintains half of San Pedro Terrace. Maintenance costs to the City will be minimal because the City is already maintaining a portion of the road.

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

Yes No

5. Estimated acreage: 2.17 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 Pacifica

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 |
| Police | Co. Sheriff | City Police | N/A | Taxes |
| Public Works - Road Maintenance | County of San Mateo | City of Pacifica | N/A | General Fund |
| Fire | County | City | N/A | General Fund |
| Police | County | City | N/A | General Fund |
| | | | | |

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.

Peralta Road is located southeast of San Pedro Terrace and west of Linda Mar Elementary School and San Pedro Terrace is located along the southern boundary of Pacifica's city limits between Peralta Road and Highway 1.

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

The present land use (Peralta Road and San Pedro Terrace) is a paved roadway that lies entirely within the City's Sphere of Influence and, except for residents of Shamrock Ranch, the roads serve only the City of Pacifica.

3. How are adjacent lands used?

North: Peralta Road-- Residential, Convalescent Hospital, San Pedro Terrace-- Commercial, Residential, Convalescent Hospital, Vacant Land

San Pedro Terrace-- Vacant Land, Shamrock Ranch (Kennels, Farm, Livestock)

East: Peralta Road-- Linda Mar Elementary School, Residential
San Pedro Terrace-- Residential

West: Peralta Road-- Vacant Land, Shamrock Ranch (Kennels, farm, livestock)
San Pedro Terrace-- Commercial

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?

Peralta Road-- Low Density Residential and School
San Pedro Terrace-- High and Low Density Residential

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

Peralta Road-- R-1 (Single-Family Residential), R-2 (Two-Family Residential, and A/B-5
(Agricultural with a B-5 Lot Size Overlay District)
San Pedro Terrace--C-3 (Service Commercial), R-3 (Multiple-Family Residential District) and R-1
(Single-Family Residential)

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

N/A -- annexation is exempt from provisions of the California Environmental Quality Act under
Section 15319 (a) of the State CEQA Guidelines.

8. What additional approvals will be required to proceed?

Annexation proceedings from the Local Agency Formation Commission of San Mateo County

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

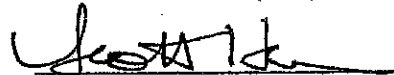
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: City of Pacifica

ADDRESS: 170 Santa Maria Avenue

TELEPHONE: (650) 738-4665

ATTN: Scott Holmes



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:

| AFFECTED AGENCY | RESOLUTION NO. | DATE ADOPTED |
|------------------|----------------|--------------|
| City of Pacifica | 54-2003 | 10/13/03 |
| | | |
| | | |

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

 X Yes No (If Yes, include proof of consent.)

E. PLAN FOR PROVIDING SERVICES

1. Enumerate and describe the services to be extended to the affected territory.

Road maintenance services, municipal police and fire protection.

2. Describe the level and range of those services.

Typical road maintenance (i.e. paving, striping, pothole filling, etc.) and municipal police and fire protection.

3. Indicate when those services can feasibly be extended to the affected territory.

Those services are currently available.

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

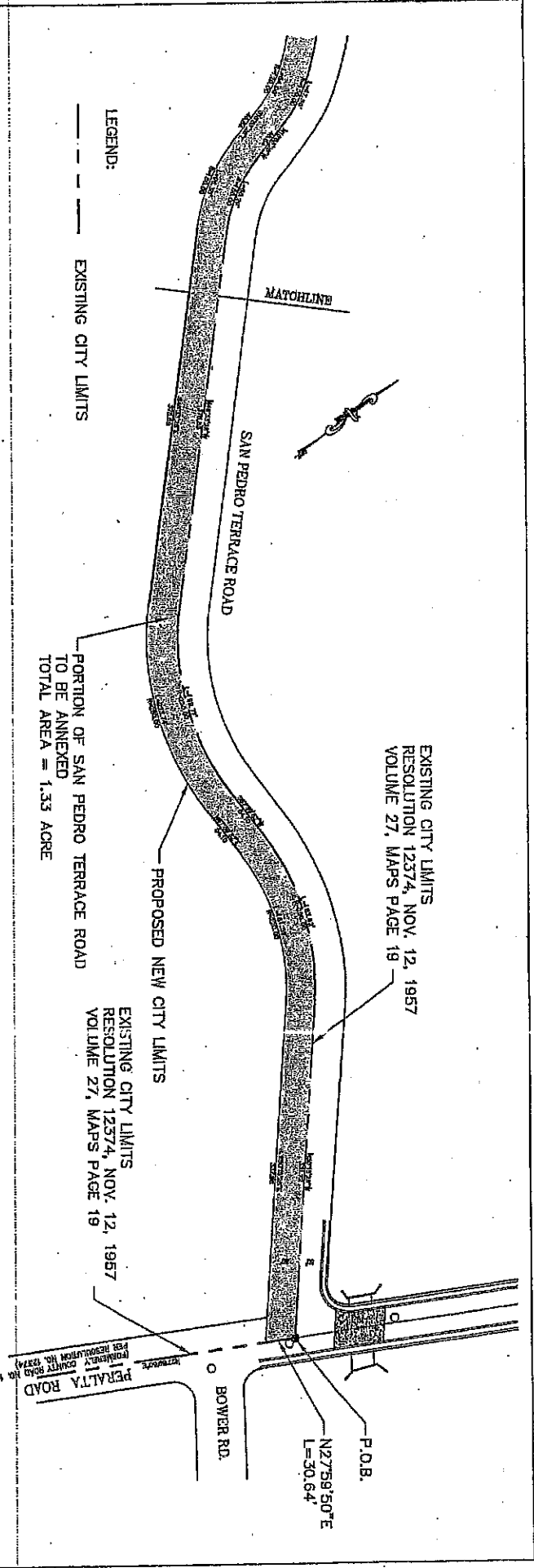
5. Describe financial arrangements for construction and operation of services extended to the affected territory. (Attach proposed operations budget if available) Will the territory be subject to any special taxes, charges or fees? (If so, please specify.)

None

6. In as much detail as required to give a clear explanation, explain why this proposal is necessary at this time.

The proposal is necessary to turn control of the entire street over to the City of Pacifica.

This section completed by Michael Crabtree City Planner
(Name) (Title)

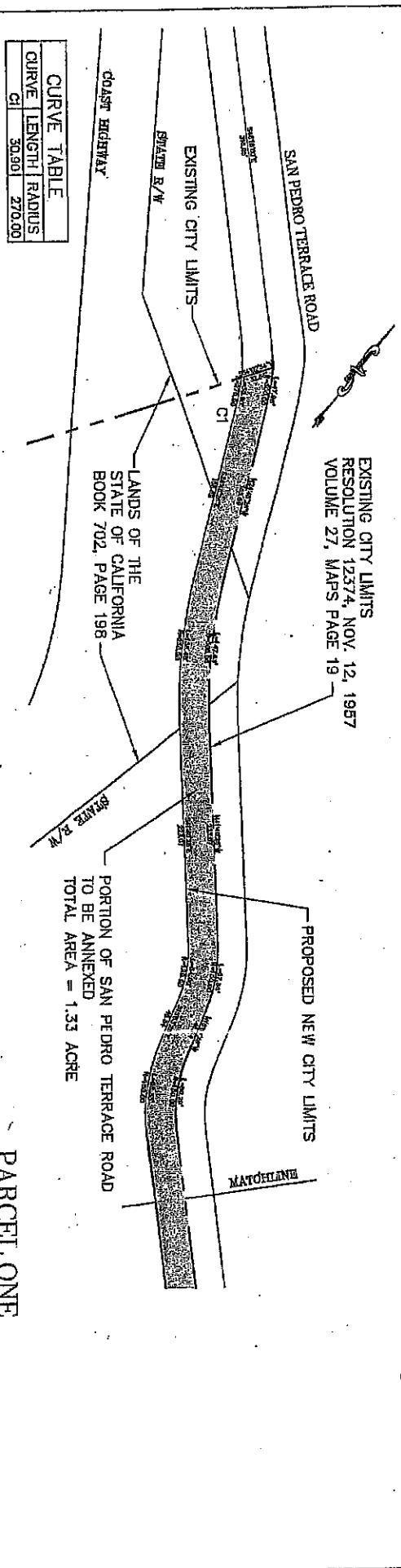


LEGEND:
 --- EXISTING CITY LIMITS
 --- PROPOSED NEW CITY LIMITS

EXISTING CITY LIMITS
 RESOLUTION 12374, NOV. 12, 1957
 VOLUME 27, MAPS PAGE 19
 PORTION OF SAN PEDRO TERRACE ROAD
 TO BE ANNEXED
 TOTAL AREA = 1.33 ACRE

EXISTING CITY LIMITS
 RESOLUTION 12374, NOV. 12, 1957
 VOLUME 27, MAPS PAGE 19

PROPOSED NEW CITY LIMITS
 EXISTING CITY LIMITS
 RESOLUTION 12374, NOV. 12, 1957
 VOLUME 27, MAPS PAGE 19



CURVE TABLE

| CURVE | LENGTH | RADIUS |
|-------|--------|---------|
| C1 | 30.90' | 270.00' |



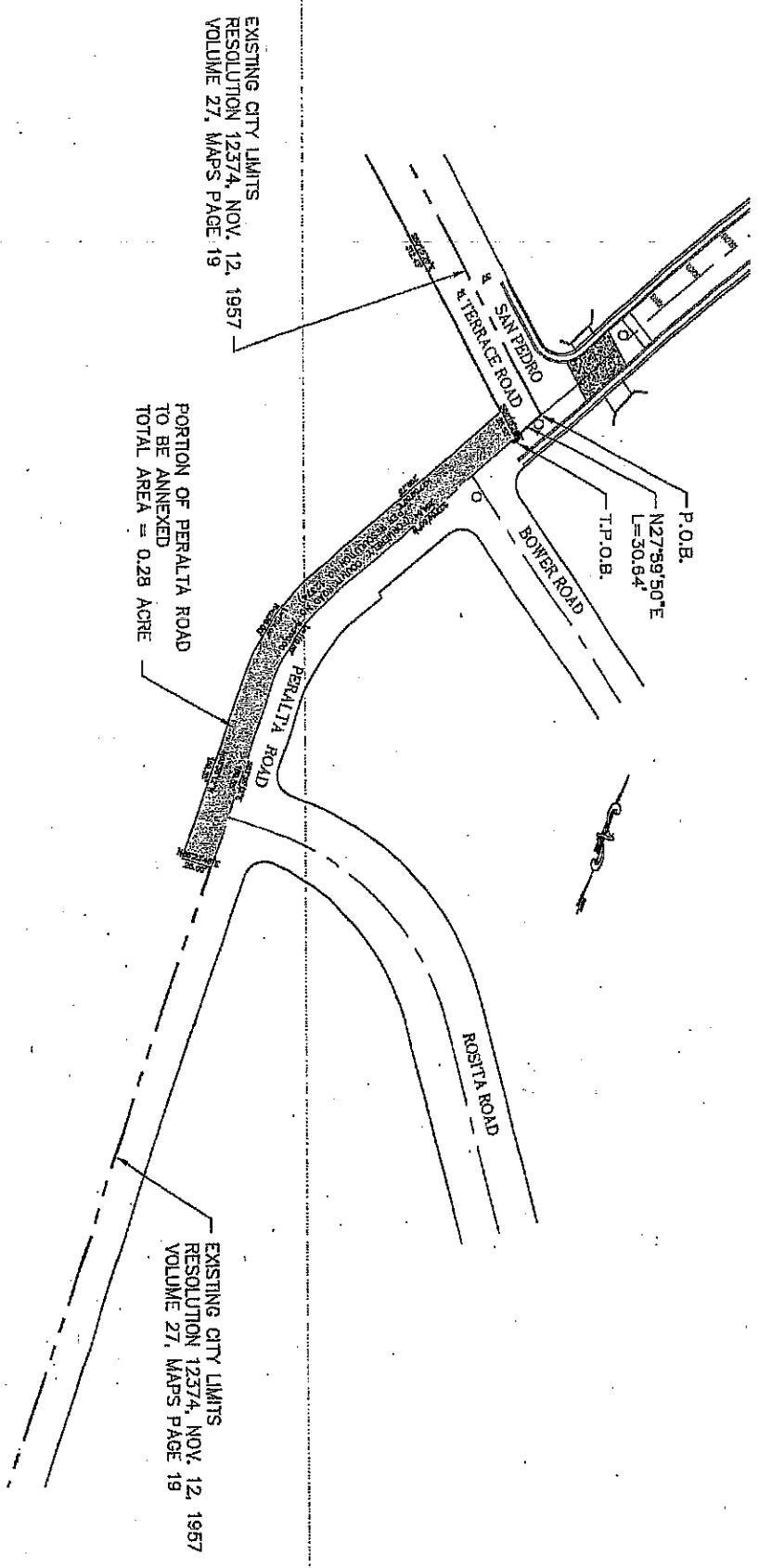
CITY OF PACIFICA
 VERTICAL CONTROL / PERFORMANCE DIVISION
 DESIGNED BY: RBD
 DRAWN BY: RBD
 CHECKED BY: RBD
 APPROVED BY: RBD
 DATE: 4-18-03

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|---------|-------------|
| 1 | 7/12/08 | PER LAECO |

SAN PEDRO TERRACE ROAD
 ANNEXATION
 SITE PLAN

SCALE: 1"=100'-0"
 PLANTING: 1



| | | | |
|------------------|---------|-----------------------------------|-------------|
| CITY OF PACIFICA | | PERALTA ROAD ANNEXATION SITE PLAN | |
| DESIGNED BY: | RED | 4-18-83 | |
| DRAWN BY: | SN | | |
| APPROVED BY: | SN | | |
| REVISED | DATE | BY | |
| 1 | 1/17/06 | PER LAFCO | DISCREPANCY |
| REVISIONS | | | |
| SCALE | | PLANTING | |
| 1"=100'-0" | | 1 | |

**GEOGRAPHIC DESCRIPTION
FOR
CHANGE OF JURISDICTIONAL BOUNDARY
SAN PEDRO TERRACE ROAD AND PERALTA ROAD
ANNEXATION
CITY OF PACIFICA AND NORTH COAST CO. WATER DISTRICT
COUNTY OF SAN MATEO**

PARCEL ONE - SAN PEDRO TERRACE ROAD

BEGINNING at the point of intersection of the centerline of Peralta Road with the centerline of San Pedro Terrace Road as shown on that certain map entitled "MAGRIN PARK SUBDIVISION UNIT NO.1, PACIFICA, CALIFORNIA" filed in Volume 57 of Maps at Page 19 at the County Recorder's Office of San Mateo County on November 30, 1962; said point of Beginning also being the intersection of the centerline of County Road No. 1 (abandoned) with the intersection of the centerline of County Road No.12 as described on page 6 of the Resolution No. 12374 passed by the Board of Supervisors of the County of San Mateo on August 8, 1957 adopted Resolution No. 12091 fixing the final boundaries of the incorporated territory to be known as the "City of Pacifica".

1. thence along the centerline of said San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and said southerly boundary line of the City of Pacifica City Limits per said Resolution No. 12374, N50°15'28"W, 331.72 feet to a tangent curve concave to the south;
2. thence continuing along the centerline of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and said southerly boundary line of the City of Pacifica City Limits per said Resolution No. 12374, and along said tangent curve concave to the south having a radius of 250.00 feet through a central angle of 42°05'00" for an arc distance of 183.62 feet;
3. thence continuing along the centerline of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and said southerly boundary line of the City of Pacifica City Limits per said Resolution No. 12374, S87°39'32"W, 54.10 feet to a tangent curve concave to the north;
4. thence continuing along the centerline of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and said southerly boundary line of the City of Pacifica City Limits per said Resolution No. 12374, and along said tangent curve concave to the north having a radius of 250.00 feet through a central angle of 45°47'00" for an arc distance of 199.77 feet;
5. thence continuing along the centerline of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and said southerly boundary line of the City of Pacifica City Limits per said Resolution No. 12374, N46°33'28"W, 375.69 feet to a tangent curve concave to the northeast;
6. thence continuing along the centerline of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and said southerly boundary line of the City of Pacifica City Limits per said Resolution No. 12374, and along said tangent curve concave to the northeast having a radius of 150.00 feet through a central angle of 30°40'00" for an arc distance of 80.29 feet;

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COUNTY OF SAN MATEO**

PARCEL ONE – SAN PEDRO TERRACE ROAD Continued

7. thence continuing along the centerline of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and said southerly boundary line of the City of Pacifica City Limits per said Resolution No. 12374, N15°53'28"W, 46.84 feet to a tangent curve concave to the southwest;
8. thence continuing along the centerline of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and said southerly boundary line of the City of Pacifica City Limits per said Resolution No. 12374, and along said tangent curve concave to the southwest having a radius of 150.00 feet through a central angle of 25°47'00" for an arc distance of 67.50 feet;
9. thence continuing along the centerline of San Pedro Terrace Road, per said map filed in Volume 57 of Maps at Page 19 and said southerly boundary line of the City of Pacifica City Limits per said Resolution No. 12374, N41°40'28"W, 223.07 feet to a tangent curve concave to the northeast;
10. thence continuing along the centerline of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and said southerly boundary line of the City of Pacifica City Limits per said Resolution No. 12374, and along said tangent curve concave to the northeast having a radius of 500.00 feet through a central angle of 16°55'00" for an arc distance of 147.63 feet;
11. thence continuing along the centerline of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and said southerly boundary line of the City of Pacifica City Limits per said Resolution No. 12374, N24°45'28"W, 165.69 feet to a tangent curve concave to the southwest;
12. thence continuing along the centerline of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and said tangent curve concave to the southwest having a radius of 300.00 feet through a central angle of 9°09'33" for an arc distance of 47.96 feet to the intersection with the southeasterly boundary line of that certain parcel of land conveyed to Victor Margin and Jennie Margin, his wife, by Deed dated 29, 1937 filed in Book 761 Official Records of San Mateo County at Page 73 (File No. 16608D) as described on page 6 of said Resolution No.12374;
13. thence leaving said southerly boundary line of the City of Pacifica City Limits per said Resolution No. 12374 and along said southeasterly boundary line of that certain parcel of land conveyed to Victor Margin and Jennie Margin, his wife, by Deed dated 29, 1937 filed in Book 761 Official Records of San Mateo County at Page 73 (File No. 16608D) as described on page 6 of said Resolution No.12374, and the westerly boundary line as delineated on said map entitled "MAGRIN PARK SUBDIVISION UNIT NO.1, PACIFICA, CALIFORNIA" map filed in Volume 57 of Maps at Page 19, S34°02'54"W, 32.66 feet to a non-tangent curve concave to the southwest being the southwesterly boundary line of said San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19;

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PARCEL ONE - SAN PEDRO TERRACE ROAD Continued

14. thence along said southerly boundary line of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and along said non-tangent curve concave to the southwesterly having a radius of 270.00 feet through a central angle of 6°33'28" for an arc distance of 30.90 feet; said curve has a chord bearing of S28°02'12"E;
15. thence continuing along the southerly boundary line of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19, S24°45'28"E, 165.69 feet to a tangent curve concave to the northeast;
16. thence continuing along the southerly boundary line of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and said tangent curve concave to the northeast having a radius of 530.00 feet through a central angle of 16°55'00" for an arc distance of 156.48 feet;
17. thence continuing along the southerly boundary line of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19, S41°40'28"E, 223.07 feet to a tangent curve concave to the southwest;
18. thence continuing along the southerly boundary line of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and said tangent curve concave to the southwest having a radius of 120.00 feet through a central angle of 25°47'00" for an arc distance of 54.00 feet;
19. thence continuing along the southerly boundary line of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19, S15°53'28"E, 46.84 feet to a tangent curve concave to the northeast;
20. thence continuing along the southerly boundary line of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19, and said tangent curve concave to the northeast having a radius of 180.00 feet through a central angle of 30°40'07" for an arc distance of 96.35 feet;
21. thence continuing along the southerly boundary line of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19, S46°33'28"E, 375.69 feet to a tangent curve concave to the north;
22. thence continuing along the southerly boundary line of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19, and the southerly boundary line said tangent curve concave to the north having a radius of 280.00 feet through a central angle of 45°47'00" for an arc distance of 223.74 feet;
23. thence continuing along the southerly boundary line of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19, N87°39'32"E, 54.10 feet to a tangent curve concave to the south;

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PARCEL ONE – SAN PEDRO TERRACE ROAD Continued

24. thence continuing along the southerly boundary line of San Pedro Terrace Road per said map filed in Volume 57 of Maps at Page 19 and along said tangent curve concave to the south having a radius of 220.00 feet through a central angle of $42^{\circ}05'00''$ for an arc distance of 161.59 feet;
25. thence along the southerly boundary line of said San Pedro Terrace Road and the prolongation thereof to the centerline of Peralta Road per said map filed in Volume 57 of Maps at Page 19, $S50^{\circ}15'28''E$, 337.96 feet to the westerly boundary line of the City of Pacifica City Limits per said Resolution No. 12374,
26. thence along said centerline of Peralta Road, $N27^{\circ}59'50''E$, 30.64 feet to **POINT OF BEGINNING**

PARCEL TWO – PERALTA ROAD

Commencing for a Point of Reference at the point of intersection of the centerline of Peralta Road with the centerline of San Pedro Terrace Road as shown that certain map entitled "MAGRIN PARK SUBDIVISION UNIT NO.1, PACIFICA, CALIFORNIA" filed in Volume 57 of Maps at Page 19, Official Records of San Mateo County on November 30, 1962; and said point of intersection being the centerline of County Road No. 1 (abandoned) with the centerline of County Road No.12 as described on page 6 of the Resolution No. 12374 passed by the Board of Supervisors of the County of San Mateo on August 8, 1957, adopted Resolution No. 12091 fixing the final boundaries of the incorporated territory to be known as the "City of Pacifica"; said point of intersection of the centerline of Peralta Road with the centerline of San Pedro Terrace Road bears $S27^{\circ}59'50''W$ and 30.64 feet distant from Sta. 266+25 R2-02 located on the centerline at the westerly end of the Arch Bridge crossing San Pedro Creek as shown on map filed in Volume 1 of Licensed Land Surveyor's Maps at Page 68 in the Office of the County Recorder of San Mateo County on May 9, 1941;

- (i) thence along said centerline of Peralta Road being the centerline of the County Road as shown on said map filed in Volume 1 of Licensed Land Surveyor's Maps at Page 68, and the centerline of Pedro Mountain Road (County Road No.12) being the southerly boundary of the City Limits as described on pages 5 and 6 of said Resolution No.12374, $S27^{\circ}59'50''W$, 30.64 feet to **TRUE POINT OF BEGINNING** being the terminus of course number 25 in the aforementioned description for Parcel One;
1. thence along said centerline of Peralta Road and the southerly boundary of the City Limits as described on pages 5 and 6 of said Resolution No.12374 and the County Road as shown on said map filed in Volume 1 of Licensed Land Surveyor's Maps at Page 68, $S27^{\circ}59'50''W$ (rec. = $S27^{\circ}57'58''W$), 204.53 feet to a tangent curve concave to the southeast;

APPROVED
SAN MATEO LOCAL AGENCY
FORMATION COMMISSION
455 COUNTY CENTER
REDWOOD CITY, CA 94063
EXHIBIT A PAGE 4 OF 7

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PARCEL TWO – PERALTA ROAD Continued

2. thence continuing along said centerline of Peralta Road and the southerly boundary of the City Limits as described on pages 5 and 6 of said Resolution No.12374 and the County Road as shown on said map filed in Volume 1 of Licensed Land Surveyor's Maps at Page 68, and along said tangent curve concave to the east having a radius of 200.00 feet through a central angle of $31^{\circ}36'02''$ for an arc distance of 110.31 feet;
3. thence along said centerline of Peralta Road and the southerly boundary of the City Limits as described on pages 5 and 6 of said Resolution No.12374 and the County Road as shown on said map filed in Volume 1 of Licensed Land Surveyor's Maps at Page 68, $S3^{\circ}36'12''E$, 159.35 feet;
4. thence leaving said centerline of Peralta Road, $S86^{\circ}23'48''W$, 25.00 feet to the westerly boundary line of Peralta Road and the County Road as shown on said map filed in Volume 1 of Licensed Land Surveyor's Maps at Page 68;
5. thence along said westerly boundary line of Peralta Road and the County Road as shown on said map filed in Volume 1 of Licensed Land Surveyor's Maps at Page 68, $N3^{\circ}36'12''W$, 159.35 feet to a tangent curve concave to the southeast;
6. thence continuing along said centerline of Peralta Road and the southerly boundary of the City Limits as described on pages 5 and 6 of said Resolution No.12374 and the County Road as shown on said map filed in Volume 1 of Licensed Land Surveyor's Maps at Page 68, and along said tangent curve concave to the east having a radius of 225.00 feet through a central angle of $31^{\circ}36'02''$ for an arc distance of 124.09 feet;
7. thence continuing along said westerly boundary line of Peralta Road and the County Road as shown on said map filed in Volume 1 of Licensed Land Surveyor's Maps at Page 68, $N27^{\circ}59'50''E$, 209.73;
8. thence leaving said westerly boundary line of Peralta Road and along the prolongation of said southerly boundary line of San Pedro terrace Road, $S50^{\circ}15'28''E$, 25.53 feet to the **TRUE POINT OF BEGINNING**;

PREPARED BY:

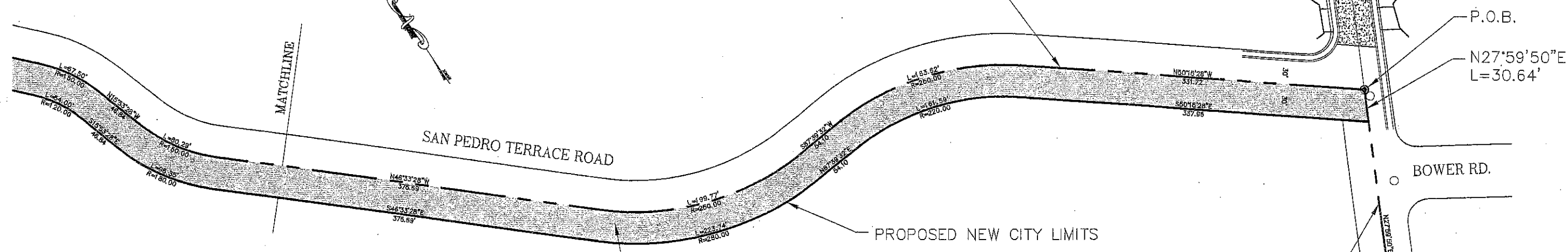
Michael S. Mahoney
Michael S. Mahoney, P.L.S.
January 19, 2005



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EXHIBIT A PAGE 5 OF 7

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EXHIBIT PAGE OF

EXISTING CITY LIMITS
RESOLUTION 12374, NOV. 12, 1957
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LEGEND:

- EXISTING CITY LIMITS
- PROPOSED CITY LIMITS

PROPOSED NEW CITY LIMITS

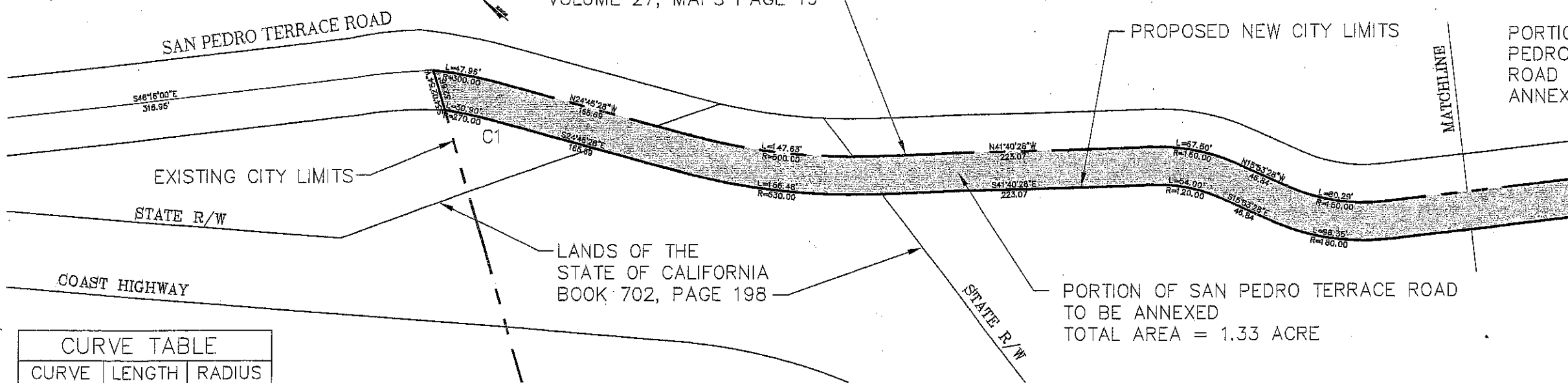
EXISTING CITY LIMITS
RESOLUTION 12374, NOV. 12, 1957
VOLUME 27, MAPS PAGE 19

PORTION OF SAN PEDRO TERRACE ROAD
TO BE ANNEXED
TOTAL AREA = 1.33 ACRE

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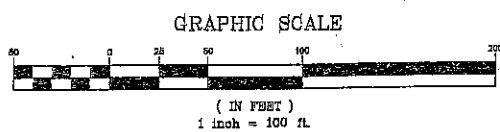
EXHIBIT A PAGE 6 OF

EXISTING CITY LIMITS
RESOLUTION 12374, NOV. 12, 1957
VOLUME 27, MAPS PAGE 19



PORTION OF SAN PEDRO TERRACE ROAD
TO BE ANNEXED
TOTAL AREA = 1.33 ACRE

| CURVE TABLE | | |
|-------------|--------|--------|
| CURVE | LENGTH | RADIUS |
| C1 | 30.90 | 270.00 |



CITY OF PACIFICA
PUBLIC WORKS / ENGINEERING DIVISION

DESIGNED BY: RDD
DRAWN BY: RDD
CHK'D BY: SH
APPROVED BY: SH

4-18-03

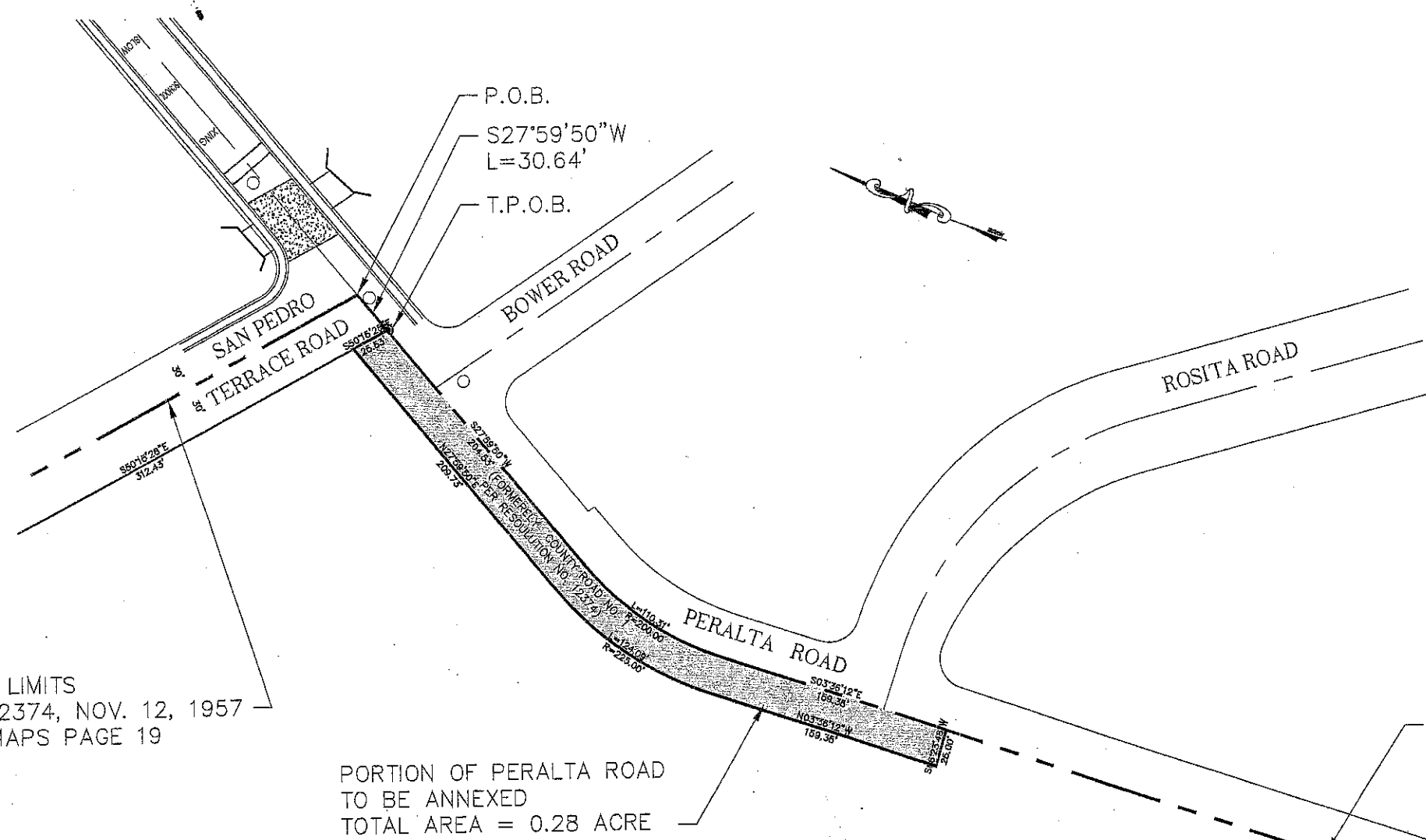
| REV. | DATE | DESCRIPTION | BY |
|------|---------|-------------|-----|
| 1 | 1/28/05 | PER LAFCO | RDD |

PARCEL ONE

**SAN PEDRO TERRACE ROAD
ANNEXATION
SITE PLAN**

VICINITY MAP

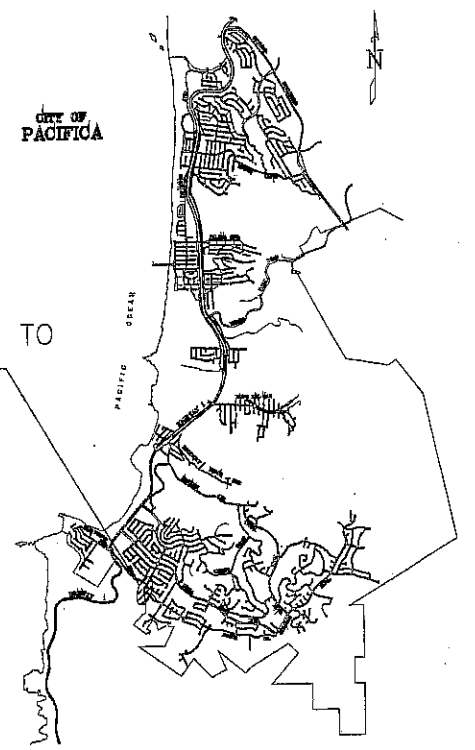
SCALE: 1"=100'-0"
PLAN NO. 1



EXISTING CITY LIMITS
 RESOLUTION 12374, NOV. 12, 1957
 VOLUME 27, MAPS PAGE 19

PORTION OF PERALTA ROAD
 TO BE ANNEXED
 TOTAL AREA = 0.28 ACRE

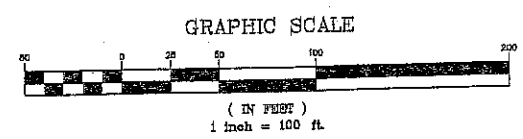
EXISTING CITY LIMITS
 RESOLUTION 12374, NOV. 12, 1957
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VICINITY MAP

LEGEND:
 - - - - - EXISTING CITY LIMITS
 _____ PROPOSED CITY LIMITS

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PARCEL TWO

| | | | |
|--|---------|---|-----|
| CITY OF PACIFICA PUBLIC WORKS / ENGINEERING DIVISION | | PERALTA ROAD ANNEXATION SITE PLAN | |
| DESIGNED BY: RDD DRAWN BY: RDD CHK'D BY: SH APPROVED BY: SH | 4-18-03 | 1 1/28/05 PER LAFCO REV. DATE DESCRIPTION BY | RDD |
| SCALE: 1"=100'-0" | | PLAN NO. 2 | |