

**LOCAL AGENCY FORMATION COMMISSION**

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

October 8, 2008

TO: Members, Formation Commission

SUBJECT: LAFCo File No. 08-06--Proposed Annexation of Portions of Skyline, Golf Course Drive and Black Mountain Roads to the Town of Hillsborough including minor sphere of influence amendment (12.5 acres)

**Summary**

This proposal, submitted by resolution of the Town of Hillsborough City Council, requests a minor sphere of influence amendment and annexation of a portion of Skyline Boulevard, Black Mountain Road and Golf Course Drive and a portion of SFPUC lands adjacent to Skyline Boulevard. The reason for the application is to place all roadway in Town boundaries in order to install landscaping and complete road improvements for better traffic flow from the freeway off ramp. Commission approval is recommended.

**Departmental Reports**

County Assessor: As publicly owned land, the subject areas are not assessed.

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

Public Works: The territory proposed for annexation consists of 12.5 acres including 0.97 miles of roadway. The map and legal description submitted with the proposal do not satisfy the requirements of the State Board of Equalization. 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.

Planning: San Mateo County General Plan designation is Open Space.

**Report and Recommendation:**

The Town of Hillsborough requests, and the County of San Mateo supports, annexation of sections of Skyline Boulevard including adjacent San Francisco Public Utility Commission land, Black Mountain Road and Golf Course Drive to the Town. The reason for the annexation is to place all of the territory in Town boundaries to provide for landscaping and road improvements to improve traffic flow from the I-280 Freeway off-ramp. Improvements proposed by the Town are expected

to improve traffic levels of service by reducing the length of traffic queue exiting I-280 at the Black Mountain/Hayne Road exit resulting in improved traffic flow and safety.

The SFPUC lands adjacent to Skyline Boulevard are included because this territory lies between Skyline Boulevard and the existing Town boundary. The Town has pre-zoned the SFPUC land as Open Space. Annexation will not result in development and will remove non-contiguous roadway from the County of San Mateo's road maintenance responsibility. Sphere of influence boundaries are coterminous with Town boundaries in the area so a minor sphere of influence amendment is also necessary.

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

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)].

The proposed annexation is uninhabited and has consent of the Board of Supervisors 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 adjacent undeveloped land pre-zoned as open space.

- (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 area already served by the Town and is consistent with the Town'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 area proposed for sphere amendment and annexation include roadways serving the Town of Hillsborough and land adjacent to the roadway.

Recommendation:

This annexation and minor sphere amendment will provide for more logical boundaries and place subject roadway in the Town of Hillsborough's jurisdiction for road maintenance and landscaping, 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 15061(b)(3) and approve by resolution amendment of the sphere of influence of the Town and annexation of the subject territory to the Town of Hillsborough, conditioned up submittal of a map and legal description that meets the requirements of the State Board of Equalization.

Respectfully submitted,



Martha Poyatos  
Executive Officer

C: James Porter, Director, SMC Dept. of Public Works  
Brian Lee, Deputy Director, SMC Dept. of Public Works  
Martha DeBry, Director, Town of Hillsborough 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.

Minor sphere of influence amendment and annexation of portions of Skyline, Hayne & Black Mountain Roads

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?

To install landscaping & to improve traffic flow and back up at the freeway off ramp.

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

- [X] Yes [ ] No

5. Estimated acreage: 12.5

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.

- 1) TOWN OF HILLSBOROUGH
2) COUNTY OF SAN MATEO

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>Police (example)</i>	<i>Co. Sheriff</i>	<del>City</del> <i>Police TOWN</i>	<i>N/A</i>	<i>Taxes</i>
<del><i>Sewer (example)</i></del>	<del><i>None</i></del>	<del><i>City of ...</i></del>	<del><i>Proponent</i></del>	<del><i>Fees</i></del>
<i>Street Maint.</i>	<i>County of San Mateo</i>	<i>TOWNS OF HILLSBOROUGH</i>		

**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.

*Hayne Rd, Skyline Rd., 1/2 Black Mountain Rd.*

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

*Streets and easements*

3. How are adjacent lands used?

North: *Freeway*

South: *Freeway*

East: *Residents*

West: *Freeway*

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?

Residential

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?

NOT APPLICABLE

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

\* \* \* \* \*

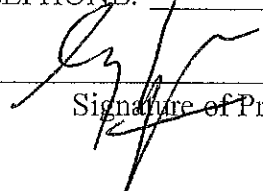
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: TOWN OF HILLSBOROUGH

ADDRESS: 1600 Floribunda Ave.  
Hillsborough, CA 94010

ATTN: CYRUS KIANPOUR

TELEPHONE: 650-375-7444



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
TOWN OF HILLSBOROUGH		

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

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.

SERVICES to be extended would include street maintenance and police/traffic

2. Describe the level and range of those services.

Same level of service as other Town streets

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

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.

Annexation will facilitate installation of landscaping and improvements to improve traffic flow at I 280 off ramp.

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.)

NOT APPLICABLE

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

This will enable the Town to install landscaping and improve public safety as well as establish clear boundary between the Town and County of San Mateo

This section completed by Cyrus Kianpour City Engineer  
(Name) (Title)

Applica\_blk.doc  
(10/6/2000)



**RESOLUTION NO. 08-65**

**RESOLUTION OF APPLICATION BY THE TOWN OF HILLSBOROUGH,  
COUNTY OF SAN MATEO, REQUESTING THE LOCAL AGENCY FORMATION  
COMMISSION TO INITIATE PROCEEDINGS FOR THE ANNEXATION OF  
LANDS OF PROPERTY TO THE TOWN OF HILLSBOROUGH**

**WHEREAS**, the Town of Hillsborough desires to initiate proceedings pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code, for the Proposed Annexation of the Lands of the property as shown in attached Exhibit "A" to the Town of Hillsborough;

**WHEREAS**, notice of intent to adopt this Resolution of Application has been given to each interested and each subject agency;

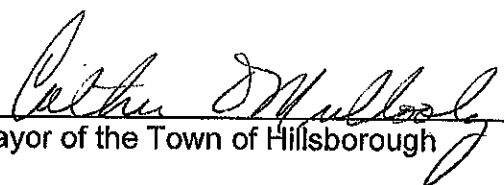
**WHEREAS**, the territory proposed to be annexed is uninhabited, and a description of the boundaries of the territory is set forth in Exhibit "A" attached hereto and by this reference incorporated herein;

**WHEREAS**, the proposal is consistent with the sphere of influence of the Town of Hillsborough; and

**WHEREAS**, this City Council certifies that this proposal is exempt from the provisions of the California Environmental Quality Act under Section 15319 of the State CEQA Guidelines.

**NOW, THEREFORE, BE IT RESOLVED**, this Resolution of Application is hereby adopted and approved by the City Council of the Town of Hillsborough, County of San Mateo, and the Local Agency Formation Commission of San Mateo County is hereby requested to take proceedings for the annexation of the Town of Hillsborough (described in Exhibit "A") and in the manner provided by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000.

  
Attest: City Clerk

  
Mayor of the Town of Hillsborough

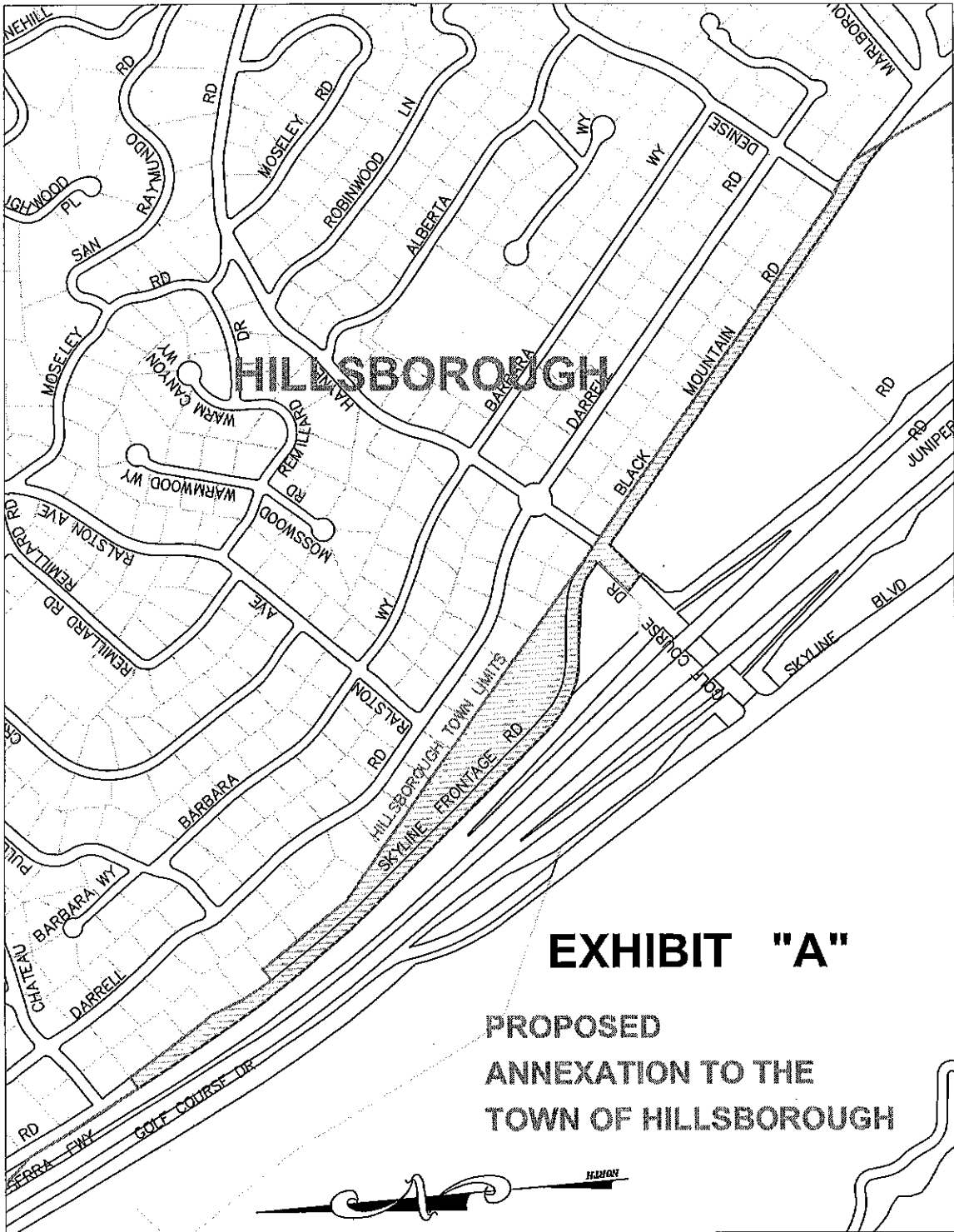
This resolution was adopted by the City Council of the Town of Hillsborough at its regular meeting held on the 14<sup>th</sup> of July 2008, by the following vote of the members thereof:

AYES: Councilmembers Mullooly, Kasten, Fannon, Regan

NOES: Councilmembers None

ABSENT: Councilmembers Krolik

ABSTAIN: Councilmembers None



# EXHIBIT "A"

PROPOSED  
ANNEXATION TO THE  
TOWN OF HILLSBOROUGH