

July 9, 2003

TO: Members, Formation Commission

FROM: Executive Officer

SUBJECT: LAFCo File No. 03-06 -- Proposed Annexation of Santa Cruz Avenue Road Easement (portion of Stanford Lands) to the City of Menlo Park (0.5 acre)

Summary

This proposal requests annexation of a proposed 0.5 acre road easement to the City of Menlo Park. The proposal area consists of a small sliver adjacent to the westerly edge of the right of way for Santa Cruz Avenue, south of the Sand Hill Road Intersection. The annexation is requested to place the territory within the City of Menlo Park as part of Santa Cruz Avenue road widening and construction of a retaining wall proposed by the City. The area is within the sphere of influence of the City of Menlo Park. Commission approval is recommended.

Departmental Reports

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 0.5 acres. The map and legal description submitted with the proposal do not satisfy the requirements of the State Board of Equalization and will require minor corrections. 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.

Executive Officer's Report and Recommendation:

The City of Menlo Park requests, by resolution of the City Council, annexation of 0.5 acre of road easement. The City also

pre-zoned the territory to R-1-S Single Family Suburban Residential District consistent with surrounding areas and adopted a resolution of zero property tax exchange. As noted above, the proposal area consists of a sliver of territory that is part of a larger parcel of

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Stanford Lands known as the Buck Estate. The affected territory is adjacent to Sand Hill Road and Santa Cruz Avenue, which are the subject of the Stanford Sand Hill Road Extension and related improvements by the City of Menlo Park, County of San Mateo and City of Palo Alto. As part of an agreement between the City of Menlo Park and Stanford University to reconstruct the Sand Hill Road and Santa Cruz Avenue intersection an easement from the Buck Estate is necessary in order to accommodate construction of a retaining wall and widening on Santa Cruz Avenue. While the easement would allow for improvements to be completed by the City of Menlo Park, annexation of the territory will place the proposed easement within City of Menlo Park boundaries allowing the City of Menlo Park to construct and maintain all improvements. As stated in the City's application: annexation is requested "To place all proposed road improvements under the jurisdiction of the City of Menlo Park."

Environmental Review

In 1997, the City of Palo Alto, acting as lead agency under the California Environmental Quality Act (CEQA), prepared and certified the Stanford Sand Hill Road Corridor Projects Final Environmental Impact Report which addressed the Sand Hill Road Extension and related roadway improvements including improvements in the City of Menlo Park and Unincorporated San Mateo County. In 2002, the City of Menlo Park subsequently adopted an addendum to the EIR, which included changes and mitigations measures in both the City of Menlo Park and unincorporated areas.

As responsible agency under CEQA, the Commission must certify that it has reviewed and considered the City of Palo Alto EIR and the City of Menlo Park Addendum. The EIR and Addendum identified a variety of impacts including impacts related to land use, transportation, air quality and noise. As responsible agency it is also recommended that the Commission adopt a finding that pursuant to State CEQA Guidelines Section 15091, that based on information in the record, changes or alterations to substantially lessen the potentially significant impacts identified in the EIR are the responsibility of the City of Palo Alto, City of Menlo Park and the County of San Mateo and not LAFCo, because said changes and alterations are within the jurisdiction of these agencies and not within

the jurisdiction of this Commission, and such changes have been or can and should be adopted by the Cities and the County.

Property Tax Exchange

The City of Menlo Park and the County of San Mateo have adopted resolutions of "zero" property tax exchange.

Recommendation:

Annexation is consistent with both the sphere of influence and the adopted general plan of the City of Menlo Park and would place road easement and adjacent roadway in the same jurisdiction. Staff therefore respectfully recommends that the Commission approve the proposed annexation by taking the actions listed below.

Recommended Commission Action, by Motion:

1. The Commission certifies that it has reviewed and considered the final Stanford Sand Hill Road Corridor Projects Final Environmental Impact Report prepared by the City of Palo Alto as lead agency and the Addendum, prepared by the City of Menlo Park as responsible agency.
2. The Commission finds, pursuant to State CEQA Guidelines Section 15091, that based on information in the record, changes or alterations to substantially lessen the potentially significant impacts identified in the EIR are the responsibility of the City of Palo Alto, City of Menlo Park and the County of San Mateo and not LAFCo, because said changes and alterations are within the jurisdiction of these agencies and not within the jurisdiction of this Commission, and such changes have been or can and should be adopted by the Cities and the County.

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Recommended Commission Action, by Resolution:

Approve LAFCo File No. 03-06-- Proposed Annexation of Santa Cruz Avenue Road Easement (portion of Stanford Lands) to the City of Menlo Park, waive conducting authority proceedings pursuant to Government Code Section 57000, subject to the following condition:

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

Respectfully submitted,

Martha Poyatos
Executive Officer

Attachments