



## Attachment C

### **Recommended Sphere of Influence Determinations City of Belmont, Belmont Fire Protection District and Related County-Governed Districts**

#### Sphere of Influence Determinations:

Section 56425 requires the Commission to make determinations concerning land use, present and probable need for public facilities and services in the area, capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide and existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency. The following section discusses these areas of determination.

#### The present and planned land uses in the area, including agricultural and open-space lands

Land use designations in unincorporated areas in the City's sphere are substantially compatible with land use in City boundaries. In the case of the Harbor Industrial Area and the portion of Devonshire recommended for inclusion in the City's sphere there is little in the way of land use or infrastructure that distinguishes these unincorporated areas from the surrounding areas in city boundaries. There are no agricultural lands in the study area and proposed determinations.

#### The present and probable need for public facilities and services in the area

The study area consists of two non-contiguous areas. Devonshire unincorporated area recommended for inclusion in the sphere does not include residential development. Census 2000 population for the Harbor Industrial Area was 155 persons. The area is in need of basic municipal services. It is anticipated that the level of demand may increase modestly as a result of development potential in some areas. The County of San Mateo provides most municipal service to these unincorporated areas from the County Government Center and Corporation Yard in Redwood City. The area is also included in Belmont Fire Protection District and Mid-Peninsula Water District.

Adopted: \_\_\_\_\_  
Date

**Sphere of Influence – City of Belmont, Belmont Fire Protection District  
and Related County-Governed Districts  
July 13, 2011**

The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide

Services provided to the study area are outlined above. The City's public facilities, including parks and roads, are adequate to serve the existing population and in many cases already serve residents of unincorporated areas in the City's sphere. The City's Capital Improvement Program and Pavement Management Program include plans for improvement of public facilities and recommended improvements are included in each budget cycle according to priorities and resources available. Likewise the County of San Mateo adopts a capital improvement plan for infrastructure in the Harbor Industrial Area in the City's sphere.

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 unincorporated Harbor Industrial Area is substantially surrounded by the City of Belmont. The portion of the Devonshire Area recommended for inclusion in the City's sphere is accessed from Belmont and under the same ownership as adjacent properties within City boundaries. The City and these unincorporated areas share common service delivery patterns, land use patterns, access and school district boundaries and share social and economic communities of interest.

It is recommended that the Commission adopt these sphere determinations and update the City of Belmont Sphere of Influence to reaffirm placement of the Harbor Industrial Area in the City's sphere, add to the sphere the designated areas of Unincorporated Devonshire that include lands owned by Sequoia High School District and adjacent undeveloped lands. It is further recommended that the privately owned lands not in the Belmont Fire Protection District be included in the District's sphere in anticipation of annexation to the City and the District.