

SAN MATEO

**LOCAL AGENCY FORMATION COMMISSION**

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

March 9, 2016

To: LAFCo Commissioners

From: Martha Poyatos, Executive Officer *M. Poyatos*

Subject: LAFCo File No. 16-01—Proposed Annexation of 120 Bear Gulch Drive, Portola Valley (APN 079-122-110) to West Bay Sanitary District (1 acre)

Summary

This proposal, submitted by landowner petition, requests annexation to connect an existing single-family home to the West Bay Sanitary District sewer main and abandon the existing septic system. The proposal has 100 percent landowner consent and waiver of conducting authority proceedings is also requested. The annexing territory is located in the Town of Portola Valley at 120 Bear Gulch Drive near Cordova Court. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$1,778,728. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

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

Public Works: The map and legal description required by the State Board of Equalization have not yet been submitted.

Town of Portola Valley: The Town's general plan designation is low-intensity residential and zoning is residential estate (2.5 acres per dwelling unit). An encroachment permit will be necessary to be reviewed and issued by the Town Engineer.

Environmental Health: The California Water Service Company and West Bay Sanitary District provide the available water and sewer service in the area. The applicant must obtain a permit for septic tank abandonment, which shall be inspected and approved by Environmental Health.

West Bay Sanitary District: A District Class 3 permit (\$200 application fee and \$2,000 deposit for plan checking and inspections) and Class 1 permit (\$250 application fee and connection fees of \$7,336.20 per residential unit currently; annual sewer service charges will apply) are required. Also required is a reimbursement agreement for the gravity extension, estimated at \$108,000.

Executive Officer's Recommendation

This proposal has been submitted by landowner petition in order to connect a proposed single-family residence to public sewer. The territory proposed for annexation is located in the Town of Portola Valley at 120 Bear Gulch Drive near Cordova Court.

The annexation area is within the sphere of influence of West Bay Sanitary District adopted by the Commission in 1984 and is consistent with the District's plans for extending service. Approval of the annexation is recommended.

California Environmental Quality Act

The proposal is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) because it consists of an annexation for an exempt facility (up to three single-family residences).

Waiver of Conducting Authority Proceedings

Section 56663(c) of the Cortese-Knox-Herzberg (CKH) Act specifies that the Commission may waive conducting authority proceedings for annexations of uninhabited territory with 100 percent landowner consent provided that no objection is submitted by subject property owners or voters. The purpose of the conducting authority proceeding is to measure landowner or voter protest within the affected territory. Paragraph (c) was added to Section 56663 to streamline proceedings in which landowners have already given consent to uninhabited annexation. The landowners have requested and staff recommends waiver of conducting authority proceedings.

Recommended Commission Action by Resolution

Approve LAFCo File No. 16-01–Proposed Annexation of 120 Bear Gulch Drive (APN 079-122-110) to West Bay Sanitary District and Waive Conducting Authority Proceedings (1 acre), conditioned upon submittal State Board of Equalization map and legal description and payment of State Board of Equalization filing fees.

cc: Phil Scott, General Manager, West Bay Sanitary District
Gregory Sampson and Virginia Borelli, Property Owners

**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 120 Bear Gulch Drive to West Bay Sanitary District

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 is requested in order to connect a single-family home to public sewer and abandon the failing septic system

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

Yes No

5. Estimated acreage: 1.06 (applicant to provide acreage)

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.

West Bay Sanitary District

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
Sewer	None	West Bay Sanitary District	Proponent	Fees

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.

The property address is 120 Bear Gulch (Between Cordova Court and Valencia Court) Town of Portola Valley, San Mateo County

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

Single-family residential

3. How are adjacent lands used?

North: Residential

South: "

East: "

West: "

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

The property currently contains a single family residence. There are no current plans for development.

5. What is the general plan designation of the subject territory?
single-family residential, 1 acre minimum.

6. What is the existing zoning designation of the subject territory?
Low-intensity residential, 1-2 acres per dwelling unit.

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?
West Bay Sanitary District Permits, Road Encroachment Permit, Septic Abandonment Permit

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 specific development projects are planned. Application seeks one sewer connection for existing residence in response to failing septic system.

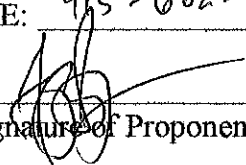
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LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Gregory Sampson

ADDRESS: 120 Bear Gulch Dr. Portola Valley CA 94028 TELEPHONE: 415-602-9588

ATTN: _____


Signature of Proponent

Bear Gulch

Information displayed here is for reference. For precise boundary data or information, consult official records. Printed: Wed Mar 9 2016 10:21:23 AM.

Blue shaded parcels indicate West Bay Sanitary District territory.



120 Bear Gulch