

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

July 12, 2017

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer *M. Poyatos*
Subject: LAFCo File No. 17-11—Proposed Annexation of 105 Santa Maria Avenue, Portola Valley (APN 076-211-530) to West Bay Sanitary District (less than one acre)

Summary

This proposal, submitted by landowner petition, requests annexation to connect a newly constructed 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 105 Santa Maria Avenue near Russell Avenue. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$908,249. 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.

County 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/medium-intensity residential and zoning is residential estate, single-family (one to two acres per dwelling unit). Any grinder pump or telemetry panel will be necessary to be reviewed by Town Planning and Public Works.

County 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.

COMMISSIONERS: DON HORSLEY, CHAIR, County ▪ MIKE O'NEILL, VICE CHAIR, City ▪ JOSHUA COSGROVE, Special District ▪ ANN DRAPER, Public
 RICH GARBARINO, City ▪ JOE SHERIDAN, Special District ▪ WARREN SLOCUM, County

ALTERNATES: VACANT, Special District ▪ HARVEY RARBACK, City ▪ SEPI RICHARDSON, Public ▪ DAVE PINE, County

STAFF: MARTHA POYATOS, EXECUTIVE OFFICER ▪ REBECCA ARCHER, LEGAL COUNSEL ▪ JEAN BROOK, COMMISSION CLERK

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West Bay Sanitary District: District board approval and a District Class 3 permit (\$500 application fee and \$2,000 deposit for plan checking and inspections) are required. If actual costs exceed the deposit, the District will invoice the applicant for the difference. If the actual costs are less than the deposit, a credit will be made toward the required Class 1 permit that allows for the connection of a single-family residence to the District's main facilities (\$250 application fee and connection fees of \$8,501 per residential unit currently). Annual sewer service charges will apply. There is also a reimbursement fee of \$98,150 associated with connecting to the District's existing facilities. All fees are to be paid at the time application for the Class 3 permit is made.

Executive Officer's Recommendation

This proposal has been submitted by landowner petition in order to connect a newly constructed single-family residence to public sewer. The territory proposed for annexation is located in the Town of Portola Valley at 105 Santa Maria Avenue near Russell Avenue.

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 proceedings 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

LAFCo File No. 17-11—Proposed Annexation of 105 Santa Maria Avenue, Portola Valley (APN 076-211-530) to West Bay Sanitary District (less than one acre) and Waive Conducting Authority Proceedings, conditioned upon submittal of the map and legal description required by the State Board of Equalization.

cc: Phil Scott, General Manager, West Bay Sanitary District
Jennifer Fraser, Applicant

APPLICATION FOR A CHANGE OF ORGANIZATION OR REORGANIZATION
TO THE SAN MATEO LOCAL AGENCY FORMATION COMMISSION

RECEIVED
MAY 11 2017
LAFCO

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization or reorganization.

Proposed annexation of APN: 076-211-530 into 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 to accommodate a future remodel

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

Yes No

5. Estimated acreage: .58

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
<i>Police (example)</i>	<i>Co. Sheriff</i>	<i>City Police</i>	<i>N/A</i>	<i>Taxes</i>
<i>Sewer (example)</i>	<i>None</i>	<i>City of ...</i>	<i>Proponent</i>	<i>Fees</i>
<i>Sewer</i>	<i>None</i>	<i>West Bay Sanitation District Portola Valley</i>	<i>Proponent</i>	<i>Fees</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.

105 Santa Maria Ave, Portola Valley CA 94028
Cross Street: Russell Ave

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

Residential

3. How are adjacent lands used?

North: *Residence*

South: *Residence*

East: *Residence*

West: *Residence*

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 low density

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

R-1/20M

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 Sanitation District

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?

Yes, connection to the West Bay Sanitary District sewer will allow a new or larger residence to be supported without installing a new septic system.

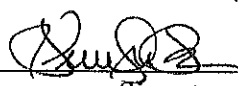
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Jennifer Fraser

ADDRESS: 105 Santa Maria Ave
Portola Valley CA 94028

ATTN: Martha Poyatos

TELEPHONE: (805) 748-9709


Signature of Proponent

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MAY 11 2017
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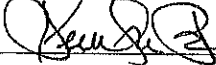
PETITION
FOR PROCEEDINGS PURSUANT TO
THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF
2000

The undersigned hereby petition(s) the Local Agency Formation Commission of San Mateo County for approval of a proposed change of organization or reorganization, and stipulate(s) as follows:

1. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000)
2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc. is/are:
annexation of 105 Santa Maria Ave into West Bay Sanitation District.
3. The boundaries of the territory(ies) included in the proposal are as described in Exhibit(s) attached hereto and by this reference incorporated herein.
4. The territory(ies) included in the proposal is/are:
___ inhabited (12 or more registered voters) Uninhabited
5. This proposal is is not ___ consistent with the sphere of influence of the affected city and/or district(s).
6. The reason(s) for the proposed annexation (annexation, detachment, reorganization, etc.) is/are:
to abandon existing septic systems and connect to sewer to accommodate a remodel of existing or construction of a new residence.
7. The proposed annexation is requested to be made subject to the following terms and conditions:
none
8. The persons signing this petition have signed as:
___ registered voters **or** Owners of land (check one) within the subject territory.

Wherefore, petitioner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq. Of the Government Code and herewith affix signatures as follows:

Chief Petitioners (not to exceed three):

Date:	Printed Name:	Signature/Residence address	APN*
5/10/17	Jennifer Fraser	 / 105 Santa Maria Ave Portola Valley CA 94028	
_____	_____	_____	
_____	_____	_____	

*Assessor's Parcel Number of parcel(s) proposed for annexation.

“EXHIBIT A”

DATE: 05-26-17

ANNEXED TO: WEST BAY SANITARY DISTRICT

NAME OF ANNEXATION: WEST BAY SANITARY DISTRICT

**GEOGRAPHIC DESCRIPTION
LANDS OF FRASER AND PORTIONS WITHIN SANTA MARIA AVENUE
PROPOSED ANNEXATION OF A 0.621 ACRE +/- PARCEL**

ALL THAT REAL PROPERTY IN THE TOWN OF PORTOLA VALLEY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL B, AS PARCEL IS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY ON FEBRUARY 29, 1984, IN BOOK 54 OF PARCEL MAPS AT PAGE 41, BEING A PORTION OF RANCHO CORTE MADERA, FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY ON DECEMBER 4, 1947, IN BOOK 28 OF MAPS AT PAGES 20-22, AND PORTIONS OF LAND LYING WITHIN SANTA MARIA AVENUE DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY LINE OF SANTA MARIA AVENUE AND THE NORTHERLY LINE OF SAID PARCEL B; THENCE ALONG SAID NORTHERLY LINE OF SAID PARCEL B, SOUTH 82°10'40" EAST 105.47 FEET AND SOUTH 81°41'30" EAST 93.43 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL B; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL B AS SHOWN ON SAID MAP, SOUTH 22°22'00" WEST 83.60 FEET, SOUTH 42°20'00" WEST 75.29 FEET AND SOUTH 15°45'00" WEST 11.65 FEET TO THE MOST SOUTH EASTERLY CORNER OF SAID PARCEL B AS SHOWN ON SAID MAP; THENCE ALONG THE GENERALLY SOUTHERLY LINE OF SAID PARCEL B AS SHOWN ON SAID MAP, NORTH 73°56'00" WEST 58.74 FEET, NORTH 15°40'00" EAST 15.00 FEET AND NORTH 74°20'00" WEST 100.00 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID PARCEL B, BEING AT THE EASTERLY LINE OF SANTA MARIA AVENUE AS SHOWN ON SAID MAP; THENCE LEAVING SAID SOUTHWESTERLY CORNER AND ALONG THE PROJECTED SOUTHERLY LINE OF SAID PARCEL B, NORTH 74°20'00" WEST 15.00 FEET TO CENTERLINE OF SANTA MARIA AVENUE (30-FEET IN WIDTH) AS SHOWN ON SAID MAP; THENCE CONTINUING ALONG SAID CENTERLINE OF SANTA MARIA AVENUE, NORTH 15°40'00" EAST 112.34 FEET AND NORTH 40°03'00" EAST 12.47 FEET; THENCE LEAVING SAID CENTERLINE, SOUTH 49°57'00" EAST 15.00 FEET TO THE **POINT OF BEGINNING**.





CONTAINING 0.621 ACRES +/-

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

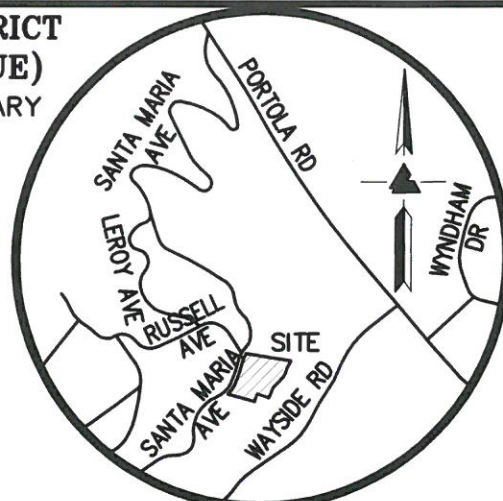


**WEST BAY SANITARY DISTRICT
(105 SANTA MARIA AVENUE)**

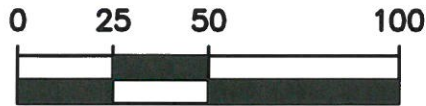
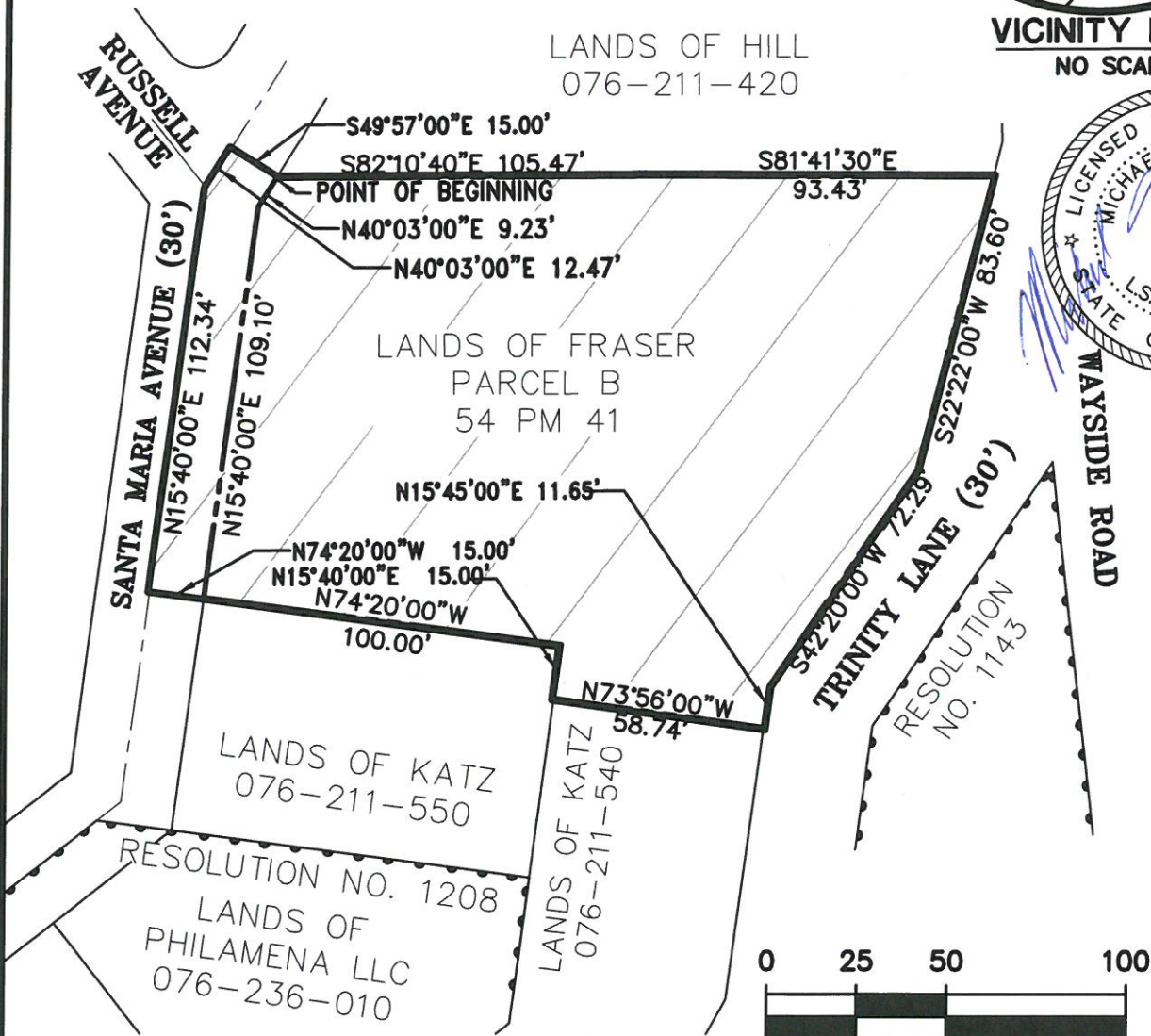
LEGEND:

-  EXISTING WEST BAY SANITARY DISTRICT BOUNDARY
-  LANDS OF FRASER
-  PROPOSED WEST BAY SANITARY DISTRICT BOUNDARY
-  ADJACENT PROPERTY LINE

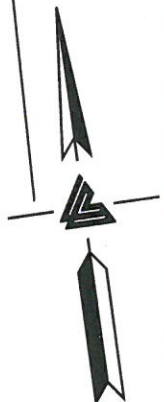
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VICINITY MAP
NO SCALE



SCALE: 1" = 50'



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS · LAND SURVEYORS

BAY AREA REGION 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (P) (510) 887-4086 (F) (510) 887-3019	SACRAMENTO REGION 3017 DOUGLAS BLVD, # 300 ROSEVILLE, CA 95661 (P) (916)966-1338 (F) (916)797-7363
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WWW.LEABRAZE.COM

EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED SEWER ANNEXATION
LANDS OF FRASER & PORTIONS LYING
WITHIN SANTA MARIA AVENUE,
TOWN OF OF PORTOLA VALLEY,
SAN MATEO COUNTY, CALIFORNIA