

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

September 14, 2016

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer
Subject: LAFCo File No. 16-07—Proposed Annexation of 25 Kiowa Court, Portola Valley (APN 077-242-110) to West Bay Sanitary District (1.2 acres)

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 25 Kiowa Court near Cervantes Road. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$1,497,525. 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-intensity residential (1-2 acres per dwelling unit) and zoning is residential estate, single family. An encroachment permit will be necessary to be reviewed and issued by the Town Engineer. Any grinder pump or telemetry panel will be subject to review 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: JOSHUA COSGROVE, CHAIR, Special District • DON HORSLEY, VICE CHAIR, County • ANN DRAPER, Public • RICH GARBARINO, City
 MIKE O'NEILL, City • JOE SHERIDAN, Special District • ADRIENNE TISSIER, County

ALTERNATES: RIC LOHMAN, Special District • RAY MUELLER, City • SEPI RICHARDSON, Public • WARREN SLOCUM, County

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

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West Bay Sanitary District: Annexation to the zone will be required and the proponent will be required to construct a grinder pump system on the property to be served and a grinder pump force main extension from near 345 Cervantes Road/10 Kiowa Court to the property to be served. All cost will be paid by proponent. A District Class 3 permit (\$500 application fee and \$2,000 deposit for plan checking and inspections) and Class 1 permits (\$250 application fee and connection fees of \$7,336.20 per residential unit currently; annual sewer service charges will apply) are required. Currently there is no Reimbursement Agreement for the existing force main extension.

Executive Officer's Recommendation

This proposal has been submitted by landowner petition in order to connect a single-family residence to public sewer. The territory proposed for annexation is located in the Town of Portola Valley at 25 Kiowa Court near Cervantes Road.

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. 16-07—Proposed Annexation of 25 Kiowa Court, Portola Valley (APN 077-242-110) to West Bay Sanitary District and Waive Conducting Authority Proceedings (1.2 acres).

cc: Phil Scott, General Manager, West Bay Sanitary District
Connie Lin, Property Owner

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:
Annex 25 Kiowa Court, Portola Valley, CA 94028, to West Bay Sanitary District and to abandon inadequate septic system.
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: 25 Kiowa Ct., Portola Valley, CA 94028
 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: abandon inadequate septic system
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*
<u>7/19/16</u>	<u>CONNIE LIN</u>	<u> 25 KIOWA CT.</u>	<u>077-242-110</u>
_____	_____	_____	_____
_____	_____	_____	_____

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

**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.

Annex 25 Kiowa Court, Portola Valley, CA 94028, to West Bay Sanitary District and to abandon inadequate septic system.

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?

The current septic tanks are very old and may need major repair. It is important that the current residence to be connected to public sewer line to avoid any future septic tank issue.

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

Yes No

5. Estimated acreage: 0.96 Acre

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 Sewer 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 Septic	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.

25 Kiowa Ct., Portola Valley, CA 94028. Cross street is Cervantes.

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

A single family residential, in the town of Portola Valley.

3. How are adjacent lands used?

North: Single family residential

South: Single family residential

East: Single family residential

West: Single family residential

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?

Conservation residential

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

R-E1

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?

Permit to abandon septic tank

Permit ~~to~~ encroachment permit from town of Portola Valley

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: CONNIE LIN

ADDRESS: 25 Kiowa Ct., Portola Valley

TELEPHONE: 650-492-1236

ATTN: _____

Signature of Proponent

ADDRESS: 25 Kiowa Ct., Portola Valley

TELEPHONE: 650-492-1236

ATTN: _____



Signature of Proponent

Applica_blk.doc
(10/6/2000)

eel-bay@yahoo.com

