



LOCAL AGENCY FORMATION COMMISSION

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

January 14, 2015

To: LAFCo Commissioners

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

Subject: LAFCo File No. 14-12–Proposed Annexation of 40 Minoca Road (APN 079-103-010), Portola Valley, to West Bay Sanitary District (1.58 acres)

Summary

This proposal, submitted by landowner petition, requests annexation to connect an existing single-family home and addition to 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 40 Minoca Road near Golden Oak Drive. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$572,566. 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.

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.

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

West Bay Sanitary District: A District Class 3 permit (\$200 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). Also, a reimbursement agreement for the gravity extension is 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 on Minoca Road near Golden Oak Drive.

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. 14-12–Proposed Annexation of 40 Minoca Road (APN 079-103-010) to West Bay Sanitary District and Waive Conducting Authority Proceedings (1.58 acres), 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
Dale Leda, Principal Engineer, BKF Engineers (Property Owner Representative)

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 40 Minoca Road, Portola Valley (APN 079-103-010) to West Bay Sanitary 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) X Uninhabited
5. This proposal is X 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 existing inadequate septic system and connect newly constructed single family residence to public sewer main.**
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 X Owners of land (check one) within the subject territory.

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

LAFCO

A. GENERAL INFORMATION

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

Annexation of 40 Minoca Road, Portola Valley (APN 079-103-010) to the 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?

To abandon the existing inadequate septic system and connect a newly constructed single-family home to gravity sewer main in the street.

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

Yes No

5. Estimated acreage: 1.58 (Lot + Frontage ROW)

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

5. What is the general plan designation of the subject territory?

Residential Area No. 7 – Arrowhead Meadows, Alpine Hills, Hillbrook, Stonegate, Stonegate Meadows, Corte Madera Acres, Palmer Estates, Portola Terrace, Portola Heights and Pine Ridge Subdivisions
Low Intensity Category (1-2 Acres/Housing Unit)

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

R-E/1A/SD-1A (Residential Estate / 1 ac/ Slope Density 1A)

7. What rezoning, environmental review or development approvals have already been obtained for development in the subject territory?

None – We have applied for a building permit with the Town of Portola Valley for the new residence, which is pending approval.

8. What additional approvals will be required to proceed?

Approval of a Class 1A sewer permits with West Bay Sanitary District. Approval from San Mateo County Environmental Health will also be needed for abandonment of the existing septic system.

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?

A new single family residence may have been restricted by the existing septic system location, performance and/or sizing per SMC Environmental Health requirements. Abandoning the existing septic system would reduce restrictions on the number of bedrooms allowable in a new residence.

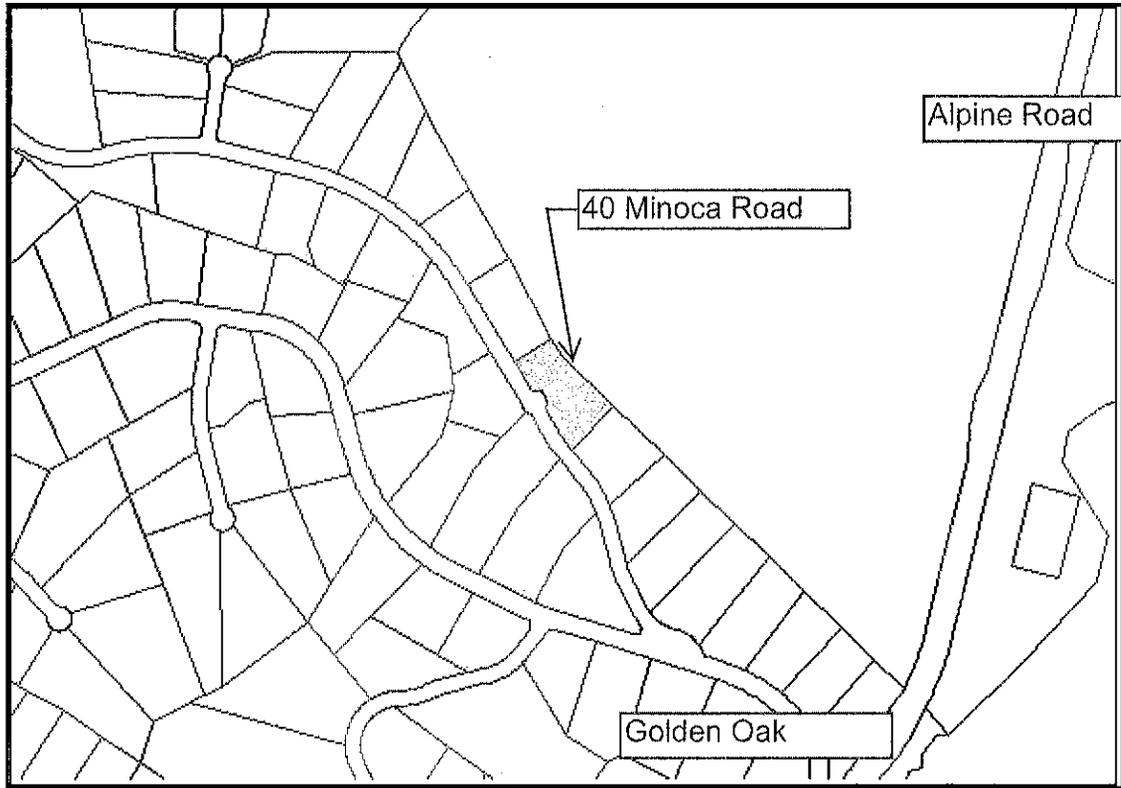
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LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: DELLE MAXWELL
PATRICK HANRAHAN
PORTOLA VALLEY
ADDRESS: 40 MINOCA RD CA 94028 TELEPHONE: 650-529-1439
ATTN: [Signature] [Signature]
Signature of Proponent

**SELECTED
PROPERTY**

Situs: 40 Minoca Rd , Portola Valley
Owner: Hanrahan Patrick M Tr, 40 Minoca Rd, Portola Valley, CA, 94028-7739
APN: 079103010



Date Created: Tuesday, November 4, 2014

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