



LOCAL AGENCY FORMATION COMMISSION

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

December 12, 2012

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

SUBJECT: LAFCo File No. 12-09--Proposed Annexation of 10 Tagus Court to the West Bay Sanitary District and Subsequent Annexation to the On-site Wastewater Disposal Zone (1.24 acre)

Summary

This proposal was submitted by landowner petition and requests annexation to West Bay Sanitary District of one residential parcel to abandon the septic system and connect an existing single-family home to public sewer. The proposal has 100% landowner consent and waiver of conducting authority proceedings is requested. The annexing parcel is within the boundaries of the Town of Portola Valley on Tagus Court 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 \$1,664,634. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

County Clerk: The territory has three 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 were not submitted with the application and should be reviewed to assure they meet the requirements of the State Board of Equalization.

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Environmental Health: The California Water Service Company and West Bay Sanitary District provide the available water and sewer service in the area. The proposal has no adverse environmental health significance. Owners will be required to obtain a permit to abandon the existing septic tanks to the satisfaction of the Environmental Health.

Staff Report from 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 approved by Town Public Works Director. If the project requires a telemetry panel, planning staff will review and approve location and details.

Staff Report from West Bay Sanitary District: Annexation and connection to the system will require construction of a gravity sewer main from Tagus Court to Golden Oak. All costs will be paid by the applicant. District Class 3 permits (\$200.00 application fee and \$2,000 deposit for plan checking and inspections) and Class 1 permits (\$100.00 application fee and connection fees of \$7,336.20 currently), and annual sewer service charges will apply. Also a reimbursement agreement for the main extension to which the parcel will connect is estimated at \$65,000 for each planned residential unit.

Recommendation: No Objections

Executive Officer's Report & Recommendation:

This proposal was submitted by landowner petition and requests annexation to connect an existing single-family home to a sewer main being constructed in Tagus Court by three adjoining property owners. The subject area is within the sphere of influence of the West Bay Sanitary District adopted by the Commission in 1984 and is consistent with the District's plans for extending service.

California Environmental Quality Act (CEQA)

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 per 15303 of Public Resources Code).

Waiver of Conducting Authority Proceedings

Paragraph [c] of Section 56663 specifies that the Commission may waive conducting authority proceedings for annexations of uninhabited territory with 100% landowner consent provided there is written consent from all gaining agencies. 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 annexation proceedings in which landowners have already given consent to uninhabited annexation proceedings.

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Recommended Commission Action, by Motion:

Find that 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).

Recommended Commission Action, by Resolution: Approve LAFCo File No. 12-09-- Proposed Annexation of 10 Tagus Court to the West Bay Sanitary District and waive conducting authority proceedings conditioned upon submittal of a map and legal description that meet the requirements of the State Board of Equalization.

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

RECEIVED

OCT - 1 2012

LAFCO

A. **GENERAL INFORMATION**

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

Annexation 10 Tagus Court, Portola Valley 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?

To connect existing single family house to sewer

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

Yes No

5. Estimated acreage: 1.24

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>Sewer</i>	<i>Septic</i>	<i>West Bay Sanitary District</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.

10 Tagus Court, Portola Valley near intersection of Golden Oak

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

Residential

3. How are adjacent lands used?

North: Residential
 South: Residential
 East: Residential
 West: 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?

Low Density 1-2 Acres per dwelling unit

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

R-E\ 1A\SD Residential states: 1 acre minimum lot size

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

N/A

8. What additional approvals will be required to proceed?

West Bay Sanitary Sewer 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

* * * * *

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: Andrew Mabardy

ADDRESS: 10 Tagus Court, Portola Valley, Ca

ATTN: _____

TELEPHONE: 529-1709



Signature of Proponent

LAFCO Fil # 12-09

RECEIVED
Agenda Item 2.d
OCT - 1 2009

LAFCO

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 10 Tagus Court, Portola Valley 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 to connect existing single family house to sewer (annexation, detachment, reorganization, etc.) is/are:

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.

Petition
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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*
9/28/12	MELODY MABARDY	 10 Sargus Ct, Portola Valley	
9/28/12	ANDREW MABARDY	 10 TAGUS CT PORTOLA VALLEY	079-101-140

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

