



LOCAL AGENCY FORMATION COMMISSION

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

July 8, 2014

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer
Subject: LAFCo File No. 14-06--Proposed Annexation of 185 Shawnee Pass (APN 077-241-010) to West Bay Sanitary District, Waiver of Conducting Authority Proceedings, and Subsequent Annexation to the On-Site Waste Water Disposal Zone (1.1 acres)

Summary

This proposal, submitted by landowner petition, requests annexation in order to connect a single-family home to West Bay Sanitary District sewer main and abandon the existing septic system to accommodate a home remodel. 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 185 Shawnee Pass. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$2,693,000. 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 have not yet been reviewed.

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 and zoning is residential estate. An encroachment permit will be necessary to be reviewed and issued by the Town Engineer.

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 (\$100 application fee and connection fees of \$7,336.20 per residential unit currently; annual sewer service charges will apply). A reimbursement agreement for the existing force main extension is estimated at \$10,000 per residential unit. Annexation to the On-Site Wastewater Disposal Zone will be required and the proponent will be required to construct a grinder pump system on the property and a grinder pump force main extension from Grove Drive to the property. All costs will be paid by the proponent.

Executive Officer's Recommendation

This proposal has been submitted by landowner petition in order to connect the existing residence to public sewer service as part of a major home remodeling project. The territory proposed for annexation is located in the Town of Portola Valley on Shawnee Pass near Iroquois Trail.

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).

Annexation to the On-Site Wastewater Disposal Zone

Sections 6960.3 and 6974 of the Health and Safety Code governing sanitary districts require LAFCo approval for formation of, or annexation to, an on-site wastewater disposal zone (Zone) in counties in which LAFCo has added special district members to the Commission and adopted Rules and Regulations Affecting the Functions and Services of Independent Special Districts. West Bay Sanitary District operates an on-site wastewater disposal zone within its jurisdiction to maintain pumping systems where gravity flow to the sewer main is not possible. Annexation of this property to the Zone is necessary in order for the District to maintain the pumping system that will be constructed as part of the sewer connection. Staff recommends approval of annexation to the Zone.

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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. 14-06--Proposed Annexation of 185 Shawnee Pass (APN 077-241-010) to West Bay Sanitary District, Waiver of Conducting Authority Proceedings, and Subsequent Annexation to the On-Site Waste Water Disposal Zone (1.1 acres).

cc: Phil Scott, General Manager, West Bay Sanitary District
Andre Raiche and Teresita Montinola, 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 185 Shawnee Pass 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 in order to accommodate home remodel

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

Yes No

5. Estimated acreage: ~~0.50 acre~~ 1.1 Acres

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 185 Shawnee Pass near Iroquois Trail 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 to accommodate home remodel

* * * * *

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: Andre RAICHE

ADDRESS: 185 Shawnee Pass

ATTN: Portola Valley CA 94028

TELEPHONE: 408-391-5098

Andre C Raich
Signature of Proponent

RECEIVED

JUN 24 2014

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 of 185 Shawnee Pass, 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) 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:

connect single family residence to public sewer and abandon failing septic system to accommodate home remodel

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.

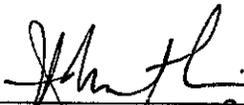
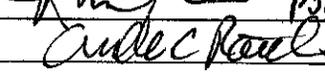
Petition -185 Shawnee Pass

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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

6/19/2014	KATRINA MONTANA	x		185 SHAWNEE PASS PACIFICA VALLEY, CA 94028
6-19-2014	ANDRE RAJAE	x		185 SHAWNEE PASS Pacifica Valley CA 94028

*Assessor's Parcel Number of parcel(s) proposed for annexation is APN 077-241-010

Must be signed and dated by all owners of land

