



LOCAL AGENCY FORMATION COMMISSION

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

September 10, 2014

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer *M. Poyatos*
Subject: LAFCo File No. 14-08–Proposed Annexation of 207 Westridge Drive (APN 077-273-010) to West Bay Sanitary District and Waiver of Conducting Authority Proceedings (3.57 acres)

Summary

This proposal, submitted by landowner petition, requests annexation in order to connect a newly constructed single-family home 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 207 Westridge Drive. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$2,040,000. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

County Clerk: The territory has no 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: Proponent will be required to connect to the gravity line in Westridge Drive. 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).

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 Westridge Drive near Alpine 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. 14-06—Proposed Annexation of 185 Shawnee Pass (077-273-010) to West Bay Sanitary District and Waive Conducting Authority Proceedings (3.57acres), 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
Scott Mitic, Property Owner

**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 207 Westridge Drive, Portola Valley (APN 077-273-010) 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: 3.57 (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

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
Sanitary Sewer	Onsite Septic System	West Bay Sanitary District	Proponent	Fees to District

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.

On the south side of Westridge Drive, approximately 1,200 ft west of the intersection of Westridge Drive and Alpine Road, in the Town of Portola Valley.

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

Residential single family

3. How are adjacent lands used?

North: Residential singly-family

South: Residential singly-family

East: Residential singly-family

West: Residential singly-family

4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?

A new single family residence is proposed and will be served by the new sewer connection. The existing single family residence on the parcel will be demolished. All new construction will be permitted with the Town of Portola Valley.

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

Residential Area No. 8 – Westridge and Oak Hills Subdivisions
Conservation-Residential (2-4 Acres/Housing Unit)

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

R-E/2.5/SD-2.5A (Residential Estate / 2.5 ac/ Slope Density 2.5A)

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 Class 1A and Class 3 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?

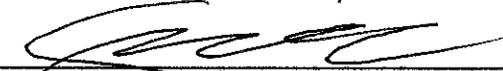
A new single family residence may have been restricted by the existing septic system location, performance and/or sizing per SMC Environmental Health requirements. Abandoning the existing septic system would reduce restrictions on the number of bedrooms allowable in a new residence.

* * * * *

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:

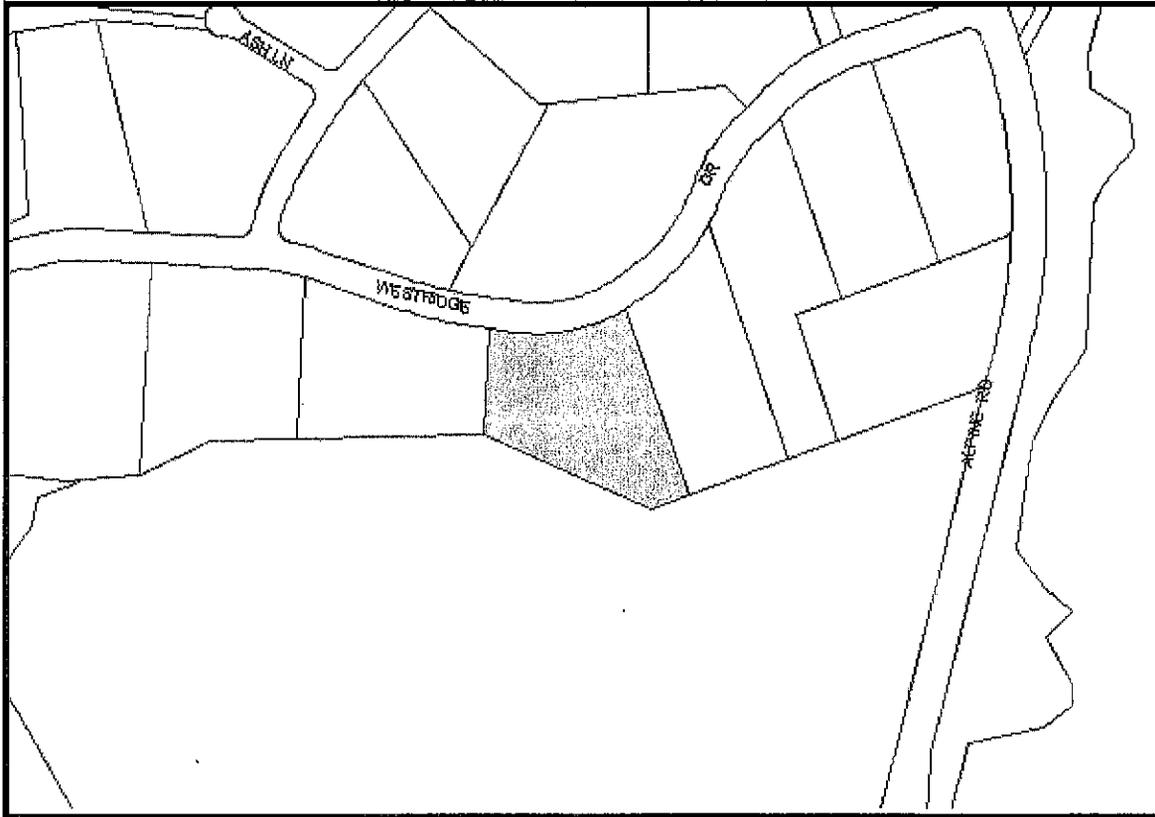
NAME: SCOTT MITIC

ADDRESS: 207 WESTRIDGE PORTOLA VALLEY TELEPHONE: 415 297 2007

ATTN: 
Signature of Proponent

**SELECTED
PROPERTY**

Situs: 207 Westridge Dr , Portola Valley
Owner: Mitic Scott Tr, 207 Westridge Dr, Portola Valley, CA, 94028--7714
APN: 077273010



Property Owner Summary

APN: 077273010
Parcel ID: 252139
Situs: 207 Westridge Dr
City: Portola Valley
Owner: Mitic Scott Tr

Jurisdictions

Supervisorial: 3
Congressional: 18
Assembly: 24
Senatorial: 13
Election Precinct: 3905
City Name: PORTOLA VALLEY
Zip Code: 94028
Mitigation Fee Area: None Assigned
Zoning: NO DATA ASSIGNED

Tax Rate Area# 019000

GENERAL TAX RATE
 COUNTY DEBT SERVICES
 TOWN OF PORTOLA VALLEY
 PORTOLA VALLEY ELEM GENL PUR
 PORTOLA VALLEY ELM BD SE 2001
 PORTOLA VALLEY ELM 98A RFND SER 09

GENERAL COUNTY TAX
 FREE LIBRARY
 PORTOLA VALLEY DEBT SERVICES
 PORTOLA VALLEY EL BD SER 98
 PORTOLA VALLEY ELM BD SER 02A
 PORTOLA VALLEY ELM 98B RFND SER 10

PORTOLA VALLEY ELM 2010 RFND SER B
SEQUOIA HIGH GENRL PURPOSE
SEQUOIA HIGH BOND SER 1998
SEQUOIA HIGH BD SER 02 A
SEQUOIA HI REFUND SER 03 A
SEQUOIA HIGH 2005 RFND BND ISSUE 1
SEQUOIA HI BOND 2005 SER B
SEQUOIA UNION HI BOND 2008 SER A
SEQUOIA UNION HI BOND 2008 SER C
SEQUOIA UNION HI BOND 2008 SER C SINKING
SM JR COLLEGE BD 2002
SM JR COLL BOND 2001 SER C
SAN MATEO COMM COLL 2005 SER B
WOODSIDE FIRE DISTRICT
MIDPENINSULA REG. OPEN SPACE
COUNTY HARBOR DISTRICT
SEQUOIA HOSPITAL DISTRICT

PORTOLA VALLEY EL REPAY ST LN
SEQUOIA HIGH BOND SER 97 A
SEQUOIA HIGH BOND SER 1999
SEQUOIA HI BOND SER 02 B
SEQUOIA UNION HI. BND SER 2005
SEQUOIA HI 2005 RFND BND ISSUE 2
SEQUOIA HI RFND SER 2007
SEQUOIA UNION HI BOND 2008 SER B
SEQUOIA UNION HI 2011 GO REFUNDING
SM JR COLLEGE GEN PUR
SM JR COLL BOND SER 2005 B
SM JR COLL BOND 2006 SER A
SM JR COLL BOND REF 2012
SAN FRANCISQUITO CRK FLD ZN 2
BAY AREA AIR QUALITY MANAGEMENT
SMC MOSQUITO & VECTOR CONTROL DISTRICT
COUNTY EDUCATION TAX

