



LOCAL AGENCY FORMATION COMMISSION

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

November 12, 2014

To: LAFCo Commissioners

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

Subject: LAFCo File No. 14-11–Proposed Annexation of 410 Cervantes Road (APN 077-310-170) to West Bay Sanitary District and Waiver of Conducting Authority Proceedings (1 acre)

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 410 Cervantes Road. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$1,847,500. 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: 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). Also, a reimbursement agreement for the gravity extension is estimated at \$83,000.

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 Cervantes Road near Shawnee Pass.

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. 14-11–Proposed Annexation of 410 Cervantes Road (077-310-170) to West Bay Sanitary District and Waive Conducting Authority Proceedings (1 acre), 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
Joshua Grout, Property Owner Representative

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

RECEIVED

OCT 02 2014

LAFCO

A. GENERAL INFORMATION

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

Annexation of 410 Cervantes 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 to facilitate a home remodel

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

- Yes
- No

5. Estimated acreage: 1 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 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>None</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.

Cervantes Road near the intersection of Shawnee Pass, Portola Valley, CA

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?

No, Connection to sewer will allow abandonment of septic tank and leach field to accommodate remodel of existing home.

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

Low Intensity Residential, 1-2 Acres per dwelling unit

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

R-E/1A

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

8. What additional approvals will be required to proceed?

Environmental Health Septic Tank Abandonment Permit, Road Encroachment 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, there is currently a single family home

* * * * *

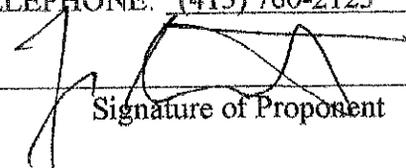
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Joshua Grout

ADDRESS: 375 Edgehill Way, SF CA 94127

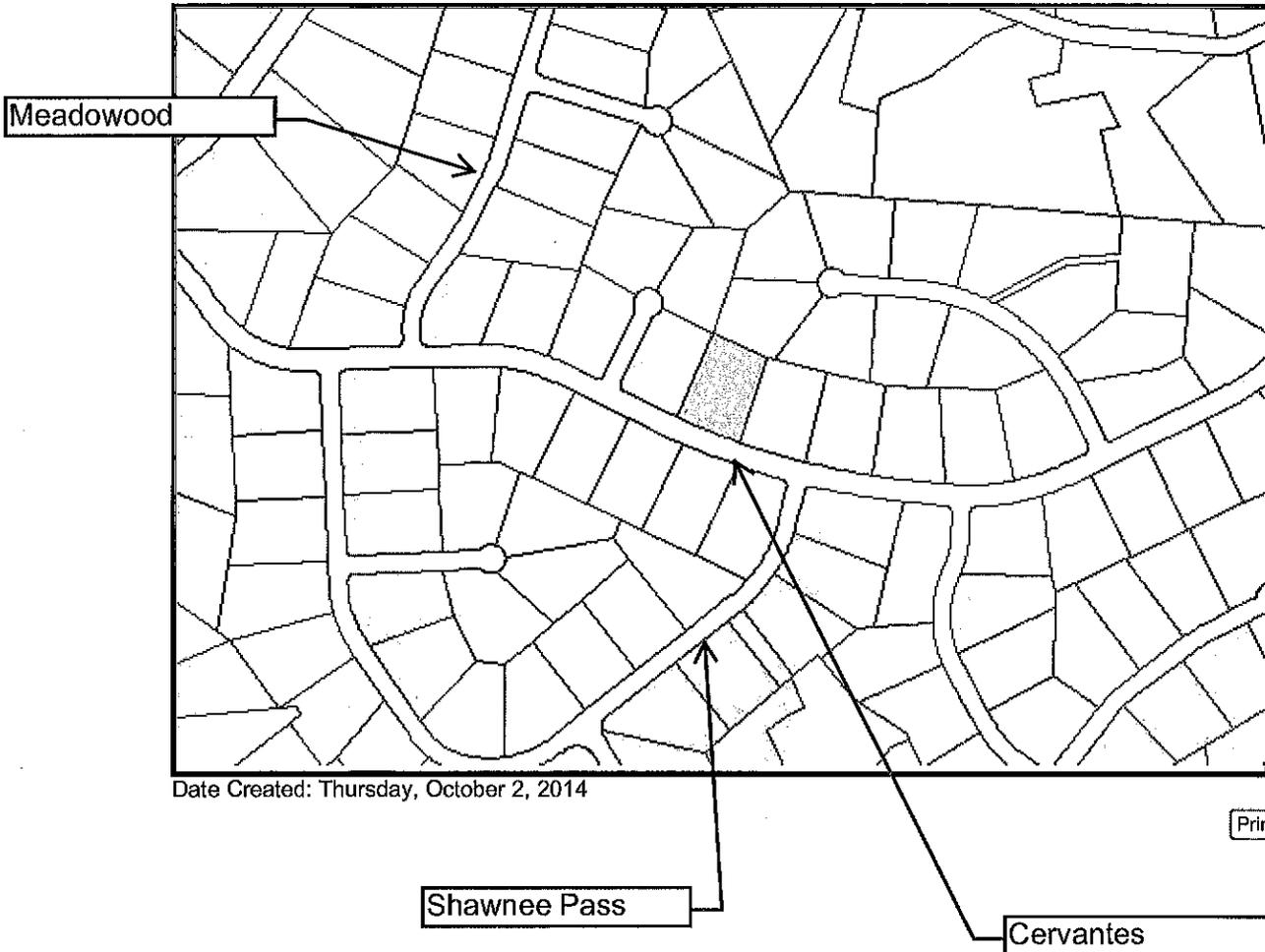
ATTN: _____

TELEPHONE: (415) 760-2123


Signature of Proponent

**SELECTED
PROPERTY**

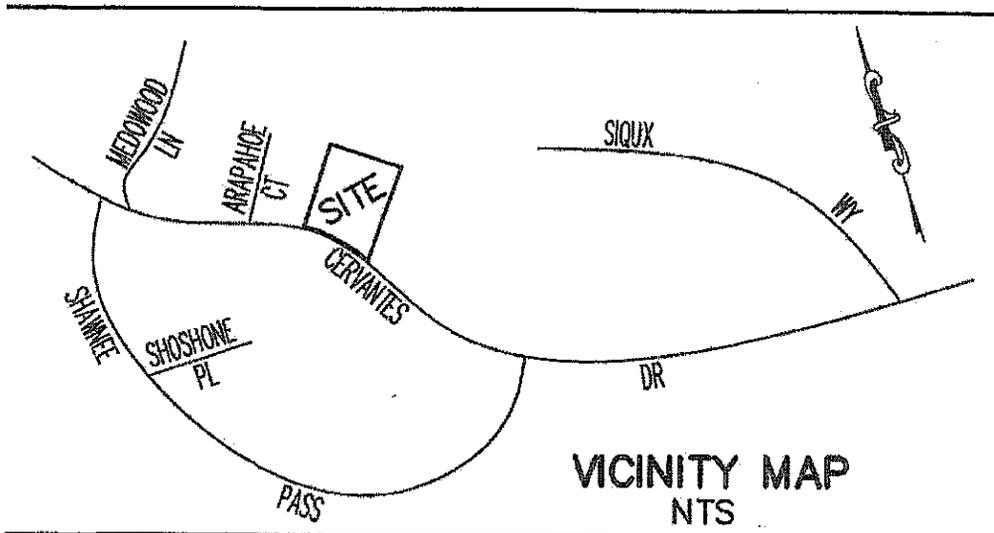
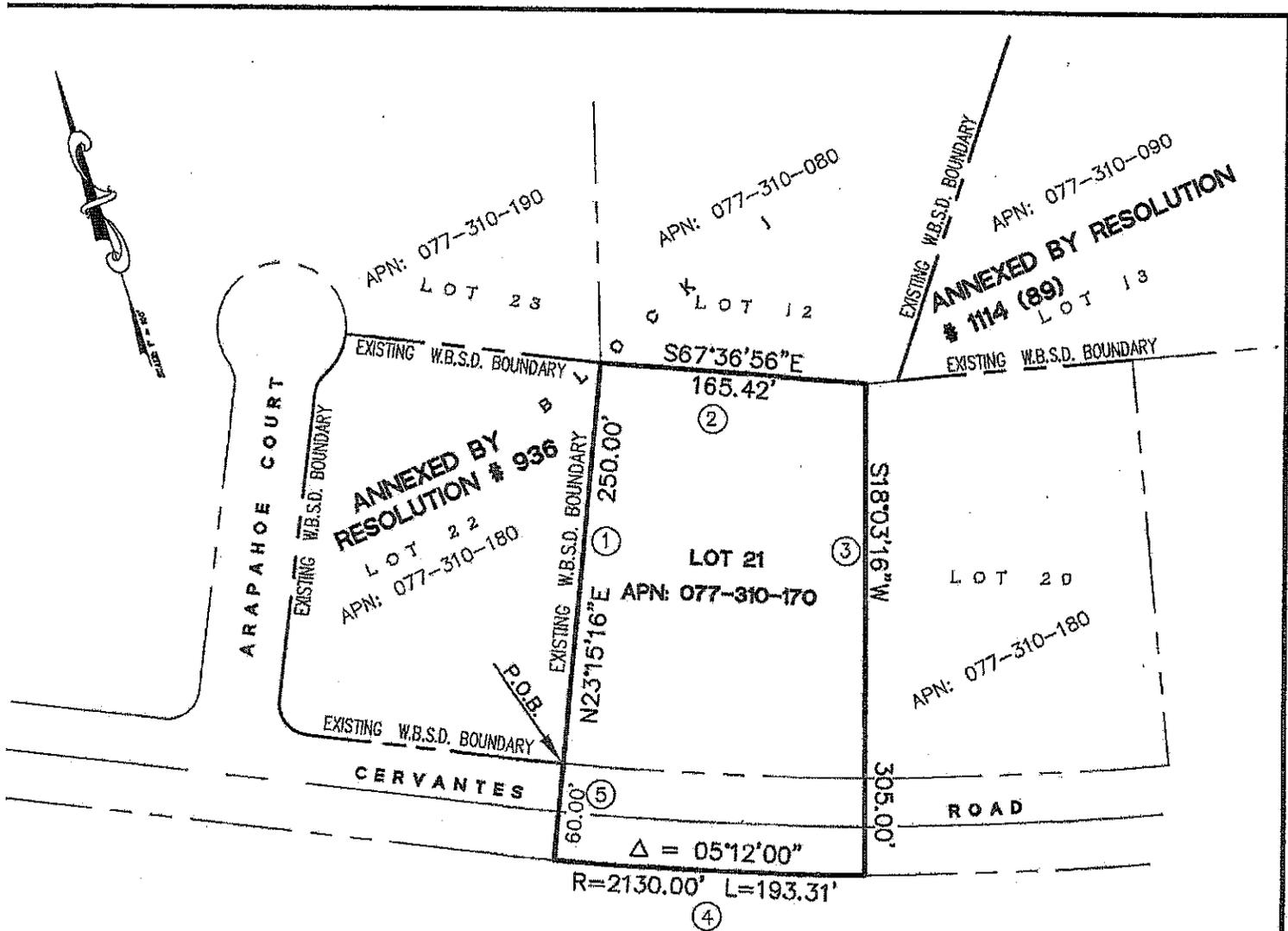
Situs: 410 Cervantes Rd , Portola Valley
Owner: Kamran Imad Scott, 6 Perry Ave, Menlo Park, CA, 94025-
APN: 077310170



Date Created: Thursday, October 2, 2014

Print

RECEIVED
OCT 09 2014
LAFCO



LICENSED LAND SURVEYOR
 WAYNE HAAS
 No. LS 7701
 Exp. 12-31-14
 STATE OF CALIFORNIA

Wayne Haas

11-6-14

B & H SURVEYING, INC. 901 WALTERMIRE ST., BELMONT, CA 94002 (650) 637-1590

TITLE: BEING LOT 21, BLOCK 1 AS DESIGNATED ON THAT CERTAIN MAP INTITLED, "TRACT NO. 774 ARROWHEAD MEADOWS UNIT NO. 4, BEING A PORTION OF THE RANCHO EL CORTE MADERA, SAN MATEO COUNTY, CALIFORNIA", WHICH MAP WAS FILED IN THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY STATE OF CALIFORNIA ON MARCH 17, 1959, IN BOOK 50 OF MAPS AT PAGES 45, 46, 47 & 48.

SURV:	SCALE: 1" = 100'	ANNEXATION MAP OF THE LANDS OF KAMRAN INTO THE WEST BAY SANITARY DISTRICT	JOB NO. 3959-13
SHEET 2 OF 2	DATE: 10/16/14		DWG NO. 3959-LAFCO.DWG

ANNEXATION TO WEST BAY SANITARY DISTRICT

Being Lot 21 in Block 1 as designated on that certain map entitled "TRACT NO. 774 ARROWHEAD MEADOWS UNIT NO. 4, BEING A PORTION OF THE RANCHO EL CORTE MADERA, SAN MATEO COUNTY, CALIFORNIA," which was filed in the Office of the Recorder of the County of San Mateo, State of California, on March 17, 1959, in Volume 50 of Maps at Pages 45, 46, 47, and 48. Said property lies within the former Rancho Corte De Madera.

Beginning at the most southerly corner of lands annexed to West Bay Sanitary District by Resolution No. 936, also being the most westerly corner of said Lot 21;

Thence (1) North $23^{\circ}15'16''$ East, 250.00 feet;

Thence (2) South $67^{\circ}36'56''$ East, 165.42 feet;

Thence (3) South $18^{\circ}03'16''$ West, 305.00 feet to the southerly line of Cervantes Road as shown on the above referenced map;

Thence (4) northwesterly along a curve, concave northeasterly, the center of which bears North $18^{\circ}03'16''$ East, having a radius of 2130.00 feet, a central angle of $5^{\circ}12'00''$, and length of 193.31 feet;

Thence (5) North $23^{\circ}15'16''$ East, 60.00 feet to the Point of Beginning.

Containing 1.27 acres, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.