

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

July 12, 2017

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer *M. Poyatos*
Subject: LAFCo File No. 17-11—Proposed Annexation of 105 Santa Maria Avenue, Portola Valley (APN 076-211-530) to West Bay Sanitary District (less than one acre)

Summary

This proposal, submitted by landowner petition, requests annexation to connect a newly constructed single-family home to the 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 105 Santa Maria Avenue near Russell Avenue. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$908,249. 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.

County Public Works: The map and legal description required by the State Board of Equalization have not yet been submitted.

Town of Portola Valley: The Town's general plan designation is low/medium-intensity residential and zoning is residential estate, single-family (one to two acres per dwelling unit). Any grinder pump or telemetry panel will be necessary to be reviewed by Town Planning and Public Works.

County 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.

COMMISSIONERS: DON HORSLEY, CHAIR, County ▪ MIKE O'NEILL, VICE CHAIR, City ▪ JOSHUA COSGROVE, Special District ▪ ANN DRAPER, Public
 RICH GARBARINO, City ▪ JOE SHERIDAN, Special District ▪ WARREN SLOCUM, County

ALTERNATES: VACANT, Special District ▪ HARVEY RARBACK, City ▪ SEPI RICHARDSON, Public ▪ DAVE PINE, County

STAFF: MARTHA POYATOS, EXECUTIVE OFFICER ▪ REBECCA ARCHER, LEGAL COUNSEL ▪ JEAN BROOK, COMMISSION CLERK

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West Bay Sanitary District: District board approval and a District Class 3 permit (\$500 application fee and \$2,000 deposit for plan checking and inspections) are required. If actual costs exceed the deposit, the District will invoice the applicant for the difference. If the actual costs are less than the deposit, a credit will be made toward the required Class 1 permit that allows for the connection of a single-family residence to the District's main facilities (\$250 application fee and connection fees of \$8,501 per residential unit currently). Annual sewer service charges will apply. There is also a reimbursement fee of \$98,150 associated with connecting to the District's existing facilities. All fees are to be paid at the time application for the Class 3 permit is made.

Executive Officer's Recommendation

This proposal has been submitted by landowner petition in order to connect a newly constructed single-family residence to public sewer. The territory proposed for annexation is located in the Town of Portola Valley at 105 Santa Maria Avenue near Russell Avenue.

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 proceedings 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

LAFCo File No. 17-11—Proposed Annexation of 105 Santa Maria Avenue, Portola Valley (APN 076-211-530) to West Bay Sanitary District (less than one acre) and Waive Conducting Authority Proceedings, conditioned upon submittal of the map and legal description required by the State Board of Equalization.

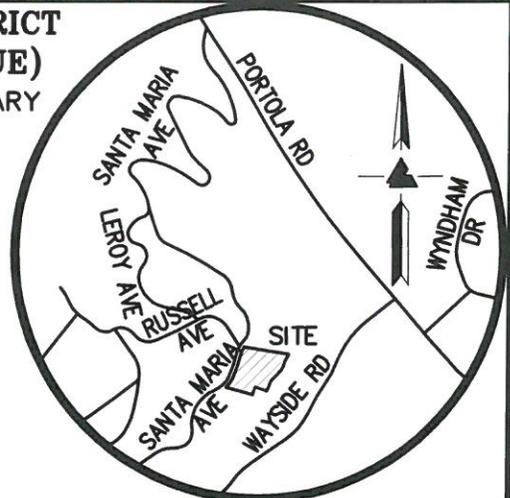
cc: Phil Scott, General Manager, West Bay Sanitary District
Jennifer Fraser, Applicant

**WEST BAY SANITARY DISTRICT
(105 SANTA MARIA AVENUE)**

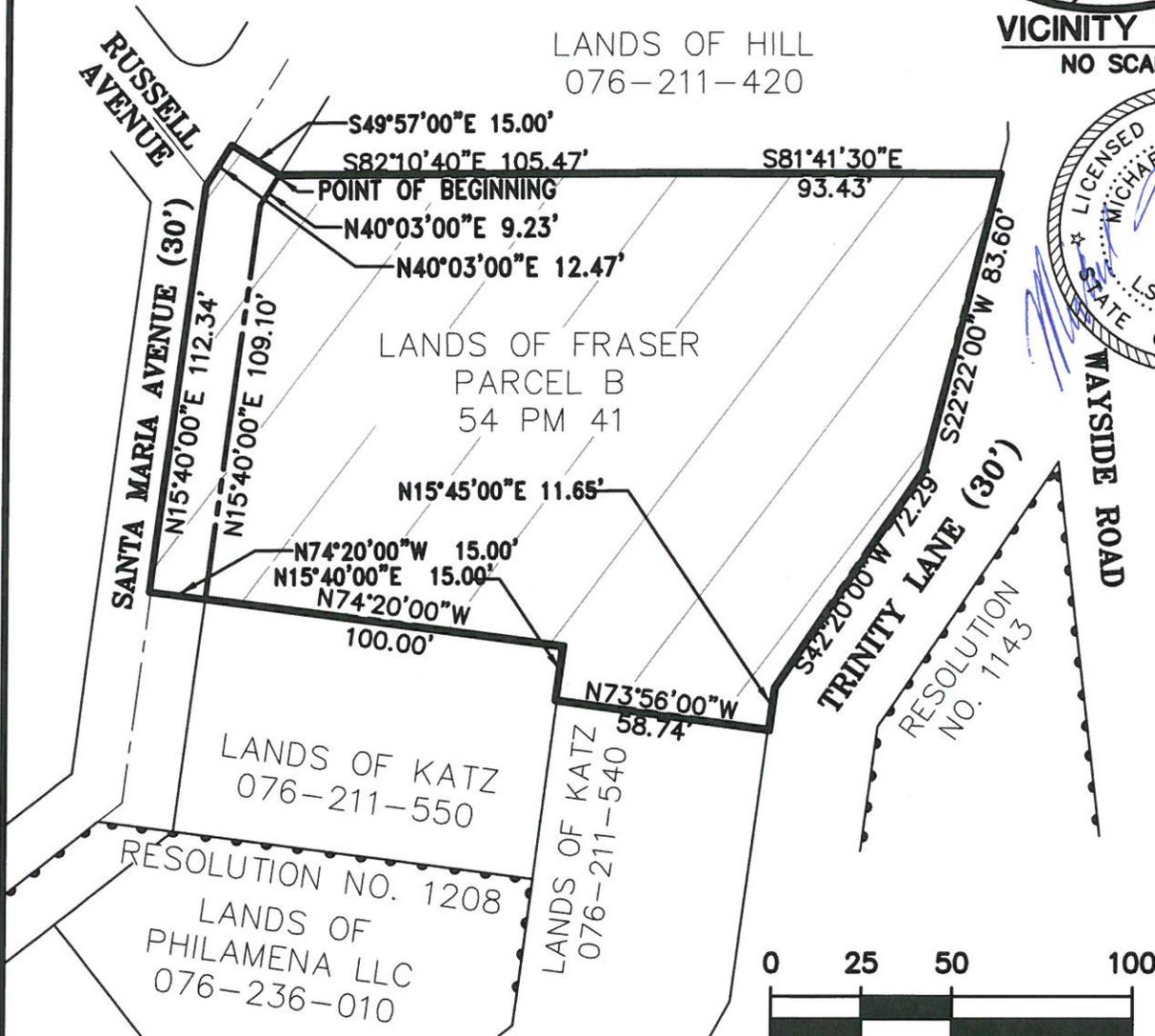
LEGEND:

-  EXISTING WEST BAY SANITARY DISTRICT BOUNDARY
-  LANDS OF FRASER
-  PROPOSED WEST BAY SANITARY DISTRICT BOUNDARY
-  ADJACENT PROPERTY LINE

DISCLAIMER:
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.



VICINITY MAP
NO SCALE



SCALE: 1" = 50'



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS

BAY AREA REGION 2495 INDUSTRIAL PKWY WEST HAYWARD, CALIFORNIA 94545 (P) (510) 887-4086 (F) (510) 887-3019	SACRAMENTO REGION 3017 DOUGLAS BLVD, # 300 ROSEVILLE, CA 95661 (P) (916)966-1338 (F) (916)797-7363
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EXHIBIT "B"
PLAT TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED SEWER ANNEXATION
LANDS OF FRASER & PORTIONS LYING
WITHIN SANTA MARIA AVENUE,
TOWN OF OF PORTOLA VALLEY,
SAN MATEO COUNTY, CALIFORNIA