

SAN MATEO

**LOCAL AGENCY FORMATION COMMISSION**

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

May 12, 2003

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

A handwritten signature in black ink, appearing to read 'Martha Poyatos', written over the printed name.

SUBJECT: LAFCo File No. 03-04--Proposed Annexation of the Lands of Schneider and Moncada to the West Bay Sanitary District, Waiver of Conducting Authority Proceedings (1.7 acres)

Summary

This proposal was submitted by landowner petition and requests annexation to West Bay Sanitary District of one developed, single-family parcel totaling 1.7 acres. 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 Cordova Court near Bear Gulch. Annexation is requested so that the property owners can abandon the existing inadequate septic system. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$3,134,401. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

County Clerk: The territory has one registered voter. Annexation would not conflict with any political subdivision boundaries.

Public Works: The territory proposed for annexation consists of 1.02 acre. The map and legal description submitted with the proposal do not satisfy the requirements of the State Board of Equalization and require modification.

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. The applicant will be required to obtain a permit to abandon the existing septic tank to the satisfaction of the Environmental Health.

Recommendation: Approval

Staff Report from Town of Portola Valley: The town's general plan designation is low intensity residential and zoning is residential estate, one to two acres per dwelling unit. An encroachment permit will be necessary to be reviewed and approved by Town Public Works Director.

Recommendation: Approval

Staff Report from West Bay Sanitary District: The project proponent will bear the cost of all construction including construction of sewer main to front the property and connect to the existing main at the intersection of Cordova Court and Bear Gulch. The annexing territory is subject to \$500 district annexation fee. Upon completion of the annexation process, applicant will need to apply for a Class 3 Sewer Permit with the District. This permit fee is \$200 and a \$2,000 deposit is required for administration, plan review and inspection costs. The District Board must approval the application before construction and accepted the completed work before connecting the line to the existing gravity main. Upon Board acceptance of work, the applicant will need to apply for a Class 1A sewer permit. The Class 1A sewer permit fee is \$100.00 and residential connection fee is \$2,955. There is a reimbursement fee of approximately \$55,000 associated with this connection Proponents are responsible for all permitting, installation and construction costs.

Recommendation: Approval

Recommendation:

This proposal has been submitted by landowner petition and requests annexation of a developed, single-family parcel to the District. The property owners seek annexation in order to abandon an inadequate septic system. 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.

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

Paragraph [c] of §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 56837 to streamline annexation proceedings in which landowners have already given consent to uninhabited annexation proceedings. At the request of the landowners, the West Bay Sanitary District has requested that the Commission waive the conducting authority proceedings if the proposal is approved.

Recommended Commission Action, by Resolution: Approve LAFCo File No.03-04--Proposed Annexation of the Lands of Schneider and Moncada to the West Bay Sanitary District and waive conducting authority proceedings.

/mp

Attachments

PETITION
FOR PROCEEDINGS PURSUANT TO
THE CORTESEKNOX 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 Local Government Reorganization Act of 1985) ^{Hertzberg} 2000

2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc. is/are:
Annexation of 1.7 acre parcel to replace septic

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:
replace septic system

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.



LOCAL AGENCY FORMATION COMMISSION

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

LANDS OF SCHNEIDER
MONCADA

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

A. GENERAL INFORMATION

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

Annexation of 1.7 acre residential parcel 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?

Replace septic system with sewer

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

Yes No

5. Estimated acreage: 1.7

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 are given on the first two lines of the space

provided for your response.

SERVICE	PRESENT	PROPOSED	FUNDING SOURCE	
	SOURCE	SOURCE	CONSTRUCTION	OPERATING
Police	Co. Sheriff	City Police	N/A	Taxes
Sewer	None	City of ...	Proponent	Fees
Sewer	None	West Bay Sanitary	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.

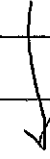
Cordova Court near Bear Gulch, Portola Valley

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

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

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

Low Density, Residential Estate

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

1-2 acre per parcel

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?

NONE.

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?

None.

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?

NOT SURE.

West Bay Sanitary District will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application will be directed to the proponent at:

NAME: M. Bret Schneider / Elizabeth Moncada

ADDRESS: 2845 Allyson Court PHONE: 805 492 4865
Westlake Village CA 91362 805 402 7221

ATTN: Martha 4/3/03

[Signature] / [Signature]
Signature Buyer Buyer

owner

owner