

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, 2012

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

SUBJECT: LAFCo File No. 12—05--Proposed Annexation of 5 Carmel Way (APN 080-085-160) to the West Bay Sanitary District, annexation to the On-Site Wastewater Disposal Zone District and waiver of conducting authority proceedings (0.183 acre)

Summary

This proposal was submitted by landowner petition and requests annexation to West Bay Sanitary District of a 0.183 acre undeveloped parcel to provide sewer to a proposed single-family home. The proposal has 100% landowner consent and requests waiver of conducting authority proceedings. The annexing territory is located in unincorporated Los Trancos Woods and adjacent to a developed parcel under the same ownership. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$424,992. The boundaries of the annexation as proposed do not 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 submitted for review. If approved, said map would be required for recordation.

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.

Recommendation: Approval

West Bay Sanitary District: The project proponent will bear the cost of all construction including grinder pump system to connect residence to the existing grinder pump force main that runs in Carmel Way. Proponents are responsible for all permitting, installation and construction costs. Annexation to the On-Site Waste Water Disposal Zone will also be required.

Recommendation: Approval

Report and Recommendation:

This proposal has been submitted by landowner petition in anticipation of construction of a new single family home on a vacant parcel. The territory proposed for annexation is located in unincorporated Los Trancos Woods near the intersection of Carmel Way and Chiquita and bounded by Los Trancos Creek on the rear lot line. It is located in the Los Trancos Woods Sewer Annexation Project Area and is subject to reimbursement to the original proponents of the sewer extension. Reimbursement fees are estimated at \$60,000.

The annexation 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. Staff recommends approval of the annexation.

California Environmental Quality Act (CEQA)

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).

On-Site Wastewater Disposal Zone (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 adopted Rules and Regulations Affecting the Functions and Services of independent special districts. The 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. These provisions have applied in San Mateo County since 1995 when special district members were added to the Commission and Rules and Regulations were adopted. Since that time, Commission consideration of annexations to the District that involve the use of pumping systems has also included concurrent consideration of annexation to the Zone.

Waiver of Conducting Authority Proceedings

Paragraph [c] of Section 56663 specifies that the Commission may waive conducting authority proceedings for annexations of uninhabited territory with 100% landowner consent provided no objection is submitted from the subject 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 56663 to streamline annexation proceedings in which landowners have already given consent to uninhabited annexation proceedings. The landowners have requested and staff recommends waiver of conducting authority proceedings.

Recommended Commission Action, by Resolution: Approve LAFCo File No. 12-05--Proposed Annexation of 5 Carmel Way (APN 080-085-160) to the West Bay Sanitary District, annexation to the On-Site Waster Water Disposal Zone and waiver of conducting authority proceedings.

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June 12, 2012

TO: San Mateo County
West Bay Sanitary District
Woodside Fire Protection District
County Office of Education

SUBJECT: 12-05- Proposed Annexation of 5 Carmel Way (APN 080-085-16) to
the West Bay Sanitary District and the District's On-Site
Wastewater Disposal Zone(0.183 acre)

Notice is hereby given that an application for the proposed change of organization listed above has been received by the San Mateo Local Agency Formation Commission. The application involves approximately 0.18 acre located at 5 Carmel Way in the Unincorporated Los Trancos Woods. The proposal consists of the following proposed organizational changes:

<u>City or District</u>	<u>Change of Organization</u>
West Bay Sanitary Dist.	Annexation

The proposal application, map and legal description are attached for your information. Please submit comments to the LAFCo office by June 26, 2012 to assure your input to preparation of the Executive Officer's Report. If you have any questions about this proposal, please contact this office.


Martha Poyatos
Executive Officer

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

rec'd 6/12/2012

A. GENERAL INFORMATION

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

Annexation into the West Bay Sanitary District and
into the District's On-Site Wastewater Disposal zone.
of 5 Carmel way

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?

New construction of single family Dwelling that
requires Annexation into the West Bay Sanitary
District; there is no current sewer or septic hook up.

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

Yes No

5. Estimated acreage: 0.183

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.

Annexation into 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
Police (example)	Co Sheriff	City Police	N/A	Taxes
Sewer (example)	None	City of... West Bay Sanitary	Proponent ✓	Fees ✓
PG&E	NONE			
Water	NONE			
Telephone	NONE			

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.

This Parcel is located in Los Trancos Woods which is off of Alpine Rd. in Portola Valley which is reached by 280. (Carmel way near Roman's)

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

This Parcel is a Vacant lot.
Surrounding uses are residential

3. How are adjacent lands used?

North: House

South: House

East: Creek

West: Street

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

Yes, a single Family Dwelling

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

~~Single Family Dwelling~~ Low Density Residential

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

R-1-S-8-3
S

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

No approvals have been granted to date.

8. What additional approvals will be required to proceed?

County Planning & Building Approval
& Annexation into West Bay Sanitary District

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, no portion of the subject territory contains any of the above listed items.

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 This is an established neighborhood.

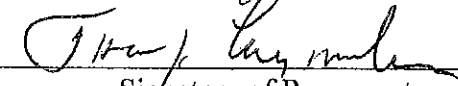
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Thomas T. Carey, member

ADDRESS: 2920 Woodside Road

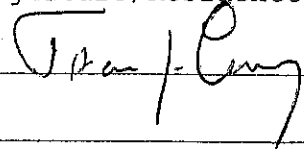
ATTN: Woodside Ct 94062

TELEPHONE: 650-851-1998


Signature of Proponent

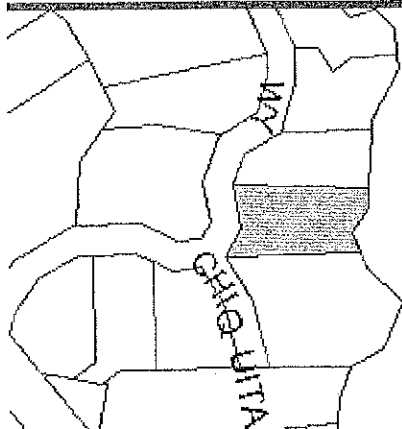
Wherefore, petitioner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq. Of the Government Code and herewith affix signatures as follows:

Chief Petitioners (not to exceed three):

Date:	Printed Name:	Signature/Residence address	APN* 080-085-160
_____	Thomas J. Carey	 6-12-12	
_____	_____	_____	
_____	_____	_____	

*Assessor's Parcel Number of parcel(s) proposed for annexation.

CURRENT INFORMATION



Property Use Details

VACANT LAND (00)

Summary of Property Details

APN: 080085160
Owner 1: Philomena Llc
Owner 2:
Care Of: Attn Thomas J Carey
Owner Address: 2920 Woodside Rd
 Woodside CA
 94062-
Situs Address:
 no situs city
Legal Description: LOT 6 LOS TRANCOS WOODS NO 1
District: 2
Neighborhood: 061D

Secured Assessment Roll: 2011-1

Assessee Details		Assessment Values		Assessment Details	
Owner 1:	PHILOMENA LLC	Land:	\$408,491	Assessment Type:	Annual
Owner 2:		Temp Land:		Temp Code:	
Care Of:	ATTN THOMAS J CAREY	Root:		Notice Date:	
Owner Address:	2920 WOODSIDE RD WOODSIDE, CA 94062	Min/Mineral:		Change #:	
Document Number:	2010162085	Improvements (Structure):		TRA:	070006
		Temp Improvements (Structure):		PUC:	00
		Fixtures:		PUC Description:	Vacant Land
		Total Gross:	\$408,491		
		Total Temp:			
		Exemption - Home Owner:			
		Exemption - Other:			
		Net Assessed:	\$408,491		

Current Jurisdictions

Supervisorial: 3
Congressional: 18
Assembly: 24
Senatorial: 13
Election Precinct: 4429
City Name: LOS TRANCOS WOODS (UNINC)
Zip Code: 94028
Mitigation Fee Area: SOUTH COUNTY

Current Tax Rate Area #070006

GENERAL TAX RATE	GENERAL COUNTY TAX	COUNTY DEBT SERVICES
FREE LIBRARY	PORTOLA VALLEY ELEM GENL PUR	PORTOLA VALLEY EL BD SER 98
PORTOLA VALLEY ELM BD SE 2001	PORTOLA VALLEY ELM BD SER 02A	PORTOLA VALLEY ELM 98A RFND SE
PORTOLA VALLEY ELM 98B RFND SE	PORTOLA VALLEY ELM 2010 RFND S	PORTOLA VALLEY EL REPAY ST LN
SEQUOIA HIGH GENRL PURPOSE	SEQUOIA HIGH BOND SER 97 A	SEQUOIA HIGH BOND SER 1998
SEQUOIA HIGH BOND SER 1999	SEQUOIA HIGH BD SER 02 A	SEQUOIA HI BOND SER 02 B
SEQUOIA HI REFUND SER 03 A	SEQUOIA UNION HI. BND SER 2005	SEQUOIA HIGH 2005 RFND BND ISS
SEQUOIA HI 2005 RFND BND ISSUE	SEQUOIA HI BOND 2005 SER B	SEQUOIA HI RFND SER 2007
SEQUOIA UNION HI BOND 2008 SER	SEQUOIA UNION HI BOND 2008 SER	SEQUOIA UNION HI BOND 2008 SER
SM JR COLLEGE GEN PUR	SM JR COLLEGE BD 2002	SM JR COLL BOND SER 2005 B

SM JR COLL BOND 2001 SER C	SM JR COLL BOND 2006 SER A	SAN MATEO COMM COLL 2005 SER B
WOODSIDE FIRE DISTRICT	SAN FRANCISQUITO CRK FLD ZN 2	LOS TRANCOS CO WATER DIST
MIDPENINSULA REG. OPEN SPACE	BAY AREA AIR QUALITY MANAGEMENT	COUNTY HARBOR DISTRICT
SMC MOSQUITO & VECTOR CONTROL	SEQUOIA HOSPITAL DISTRICT	COUNTY EDUCATION TAX

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