

SAN MATEO



# LOCAL AGENCY FORMATION COMMISSION

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

December 12, 2012

TO: Members, Formation Commission

FROM: Martha Poyatos  
Executive Officer

SUBJECT: LAFCo File No. 12-07--Proposed Annexation of 15 Sausal Drive to the West Bay Sanitary District and Subsequent Annexation to the On-site Wastewater Disposal Zone (1 acre)

## Summary

This proposal was submitted by landowner petition and requests annexation to West Bay Sanitary District of a proposed single family residence and connection to public sewer. 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 Sausal Drive near Golden Oak Drive. Commission approval is recommended.

## Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$1,919,469. 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.

Public Works: The map and legal description required by the State Board of Equalization satisfy the requirements of the State Board of Equalization. I

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. Owners will be required to obtain a permit to abandon the existing septic tanks to the satisfaction of the Environmental Health.

Town of Portola Valley: The Town's general plan designation is low intensity residential and zoning is residential estate, 2.5 acres per dwelling unit. An encroachment permit will be necessary to be reviewed and approved by Town Public Works Director. If the project requires a telemetry panel, planning staff will review and approve location and details.

West Bay Sanitary District: Annexation to the On-site Wastewater Disposal Zone will be required and the proponents will be required to construct Septic Tank Effluent Pumping (STEP) systems on properties to be served. The parcel would connect by constructing a force main fronting the property to connect to the existing gravity main in Golden Oak. Connection would be subject to provisions outlined in the West Bay Sanitary District letter to Fleming Construction dated March 1, 2012.

District Class 3 permits (\$200.00 application fee and \$2,000 deposit for plan checking and inspections) and Class 1 permits (\$100.00 application fee each and connection fees of \$7,336.20 each currently), and annual sewer service and Zone annexation charges will apply.

Recommendation: No Objections

#### **Executive Officer's Report & Recommendation:**

This proposal was submitted by landowner petition and requests annexation to connect an existing single-family home to a sewer. Connection requires construction of a force main fronting 15 Sausal Drive to connect to the gravity main in Golden Oak Drive. 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.

#### On-site Wastewater Disposal 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 independent special district membership. 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. This application includes a connection with a pumping system.

Sections 6960.3 and 6974 requiring that annexations to the District's Zone be submitted for LAFCo approval 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 involved use of pumping systems has also included concurrent consideration of annexation to the Zone . It is therefore recommended that in approving the annexation the Commission also approve subsequent annexation to the Zone.

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 per 15303 of Public Resources Code).

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 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 56663 to streamline annexation proceedings in which landowners have already given consent to uninhabited annexation proceedings.

**Recommended Commission Action, by Motion:**

Find that 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).

**Recommended Commission Action, by Resolution:** Approve LAFCo File No. 12-09-- Proposed Annexation of 15 Sausal Drive to the West Bay Sanitary District and subsequent annexation to the On-site Wastewater Disposal Zone and waive conducting authority proceedings.

PETITION  
FOR PROCEEDINGS PURSUANT TO  
THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF  
2000

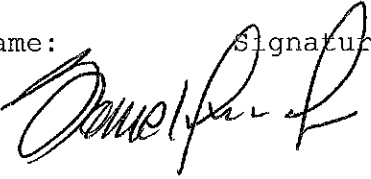

The undersigned hereby petition(s) the Local Agency Formation Commission of San Mateo County for approval of a proposed change of organization or reorganization, and stipulate(s) as follows:

1. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
2. The specific change(s) of organization proposed is:  
of 15 SAUSAL Drive  
Annexation to West Bay Sanitary District
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)  X  Uninhabited
5. This proposal **is**  x  is not    consistent with the sphere of influence of the affected city and/or district(s).
6. The reason(s) for the proposed annexation is:  
To provide sewer to a proposed single family home.
7. The proposed annexation is requested to be made subject to the following terms and conditions:
8. The persons signing this petition have signed as:  
   registered voters **or**  x  Owners of land (check one) within the subject territory.

Petition  
Page 2 of 2

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*
	Sam Quezada	 322 Wyndham Drive, Portola Valley 94028	079-111-010
	Carolyn Carhart-Quezada	 322 Wyndham Drive, Portola Valley 94028	079-111-010

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

**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 15 Sausal Drive 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 provide sewer to a proposed Single family home being constructed.  
\_\_\_\_\_  
\_\_\_\_\_

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

Yes  No

5. Estimated acreage:  1

**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.

Town of Portola Valley  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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>Portola Valley</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.

15 Sausal Drive, Portola Valley, CA 94028, Near Golden Oak Drive

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

Single family house

3. How are adjacent lands used?

North: Residential

South: Residential

East: Residential

West: Residential

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

Single family home

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

Residential

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

Residential

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

Approval by town of Portola Valley

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?

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?

\* \* \* \* \*

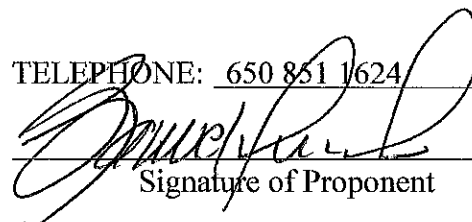
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Samuel Quezada

ADDRESS: 322 Wyndham Drive

ATTN: Sam Quezada

TELEPHONE: 650 851 1624

  
Signature of Proponent



**"EXHIBIT A"**

Date: December 9, 2011  
Annexed to: West Bay Sanitary District  
Name of Annexation: \_\_\_\_\_

**Geographic Description**

All that certain real property, situate in the Town of Portola Valley, County of San Mateo, State of California, being all of Lot 6, Block 1, and a portion of Sausal Drive as shown on that certain map entitled "Tract No. 695, Alpine Hills", filed September 28, 1954, in Volume 40 of Maps at Pages 15, 16 and 17, San Mateo County Records, more particularly described as follows:

**Commencing** at a point on the Northerly line of said Sausal Drive, said point being the most Southwesterly corner of the West Bay Sanitary District boundary adopted May 24, 1976 by Resolution No. 722;

Thence (1) along said Northerly line, South 58°30'00" East, 11.82 feet to the beginning of a curve to the left with a radius of 485.00 feet;

Thence (2) along said curve, through a central angle of 08°25'45", a chord distance of 71.29 feet, an arc distance of 71.35 feet to the **Point of Beginning**;

Thence (3) continuing along last said curve with a radius of 485.00 feet, through a central angle of 16°40'09", a chord distance of 140.60 feet, an arc distance of 141.10 feet to the beginning of a compound curve with a radius of 25.00 feet;

Thence (4) along said curve, through a central angle of 129°35'19", a chord distance of 45.24 feet, an arc distance of 56.54 feet to the Southwesterly line of Golden Oak Drive as shown on said map, said point being the beginning of a non-tangent curve to the left with a radius of 400.00 feet;

Thence (5) along said curve from a tangent bearing South 33°11'13" East, through a central angle of 24°02'40", a chord distance of 166.63 feet, an arc distance of 167.86 feet to the Southerly line of said Sausal Drive, said point being the beginning a non-tangent curve to the left with a radius of 162.40 feet;

Thence (6) along said curve, from a tangent bearing North 57°13'53" West, through a central angle of 32°46'04", a chord distance of 91.62 feet, an arc distance of 92.88 feet to the beginning of a reverse curve with a radius of 535.00 feet;

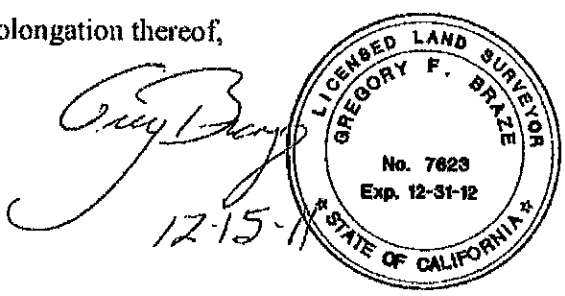
Thence (7) along said curve, through a central angle of 03°20'30", a chord distance of 31.20 feet, an arc distance of 31.20 feet to the Northeastern corner of said lot;

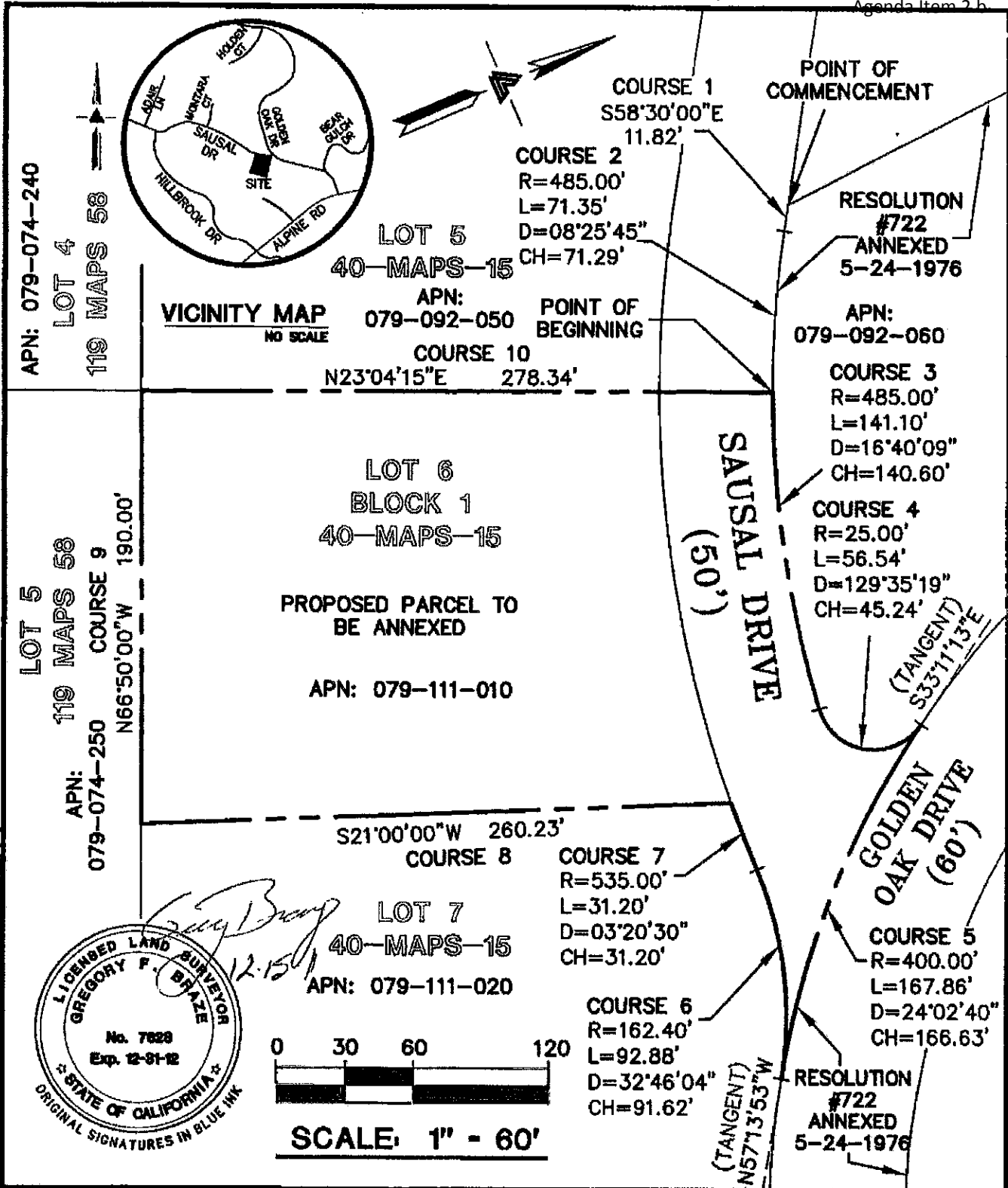
Thence (8) along the Easterly line of said lot, South 21°00'00" West, 260.23 feet to the Southeastern corner of said lot;

Thence (9) along the Southerly line of said lot, North 66°50'00" West, 190.00 feet to the Southwestern corner of said lot;

Thence (10) along the Westerly line of said lot and the Northerly prolongation thereof, North 23°04'15" East, 278.34 feet to the **Point of Beginning**.

Total computed acreage containing 1.30 acres, more or less.  
APN: 079-111-010





**LEA & BRAZE ENGINEERING, INC.**  
 CIVIL ENGINEERS • LAND SURVEYORS  
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**PROPOSED SEWER ANNEXATION**  
**15 SAUSAL DRIVE**  
**PORTOLA VALLEY, CALIFORNIA**

APN: 079-111-010  
 DRAWN BY: MT  
 JOB #2100282  
 DECEMBER 2011