



LOCAL AGENCY FORMATION COMMISSION

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

January 11, 2019

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer *M. Poyatos*
Subject: LAFCo File 18-08—Proposed Annexation of 41 Sargent Lane, Woodside (APN 073-141-090) to West Bay Sanitary District (8.15 acres)

Summary

This proposal, submitted by landowner petition, requests annexation to connect an existing residence to the West Bay Sanitary District sewer main as the septic system on the property is not adequate for future development of an accessory dwelling unit. 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 Woodside at 41 Sargent Lane near Reservoir Road. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$1,400,770. 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.

County Public Works: No comments. The map and legal description required by the State Board of Equalization has not been submitted.

Town of Woodside: The Town's General Plan designation is residential-environmental sensitive area and zoning is special conservation planning, five acres minimum, which permits development of low density residential uses. Permits for the construction of the sewer line or any addition development will require the necessary permits from the Town.

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 pay an application fee to Environmental Health prior to connecting to West Bay Sanitary District and must obtain a permit for septic tank abandonment, which shall be inspected and approved by Environmental Health.

COMMISSIONERS: ANN DRAPER, CHAIR, PUBLIC ▪ JOSHUA COSGROVE, VICE CHAIR, SPECIAL DISTRICT ▪ RICH GARBARINO, City ▪ DON HORSLEY, COUNTY ▪ MIKE O'NEILL, CITY ▪ WARREN SLOCUM, County ▪ VACANT, SPECIAL DISTRICT

ALTERNATES: KATI MARTIN, SPECIAL DISTRICT ▪ HARVEY RARBACK, CITY ▪ JAMES O'NEILL, PUBLIC ▪ DAVE PINE, COUNTY

STAFF: MARTHA POYATOS, EXECUTIVE OFFICER ▪ REBECCA ARCHER, LEGAL COUNSEL ▪ ROB BARTOLI, MANAGEMENT ANALYST

West Bay Sanitary District: A fee of \$545 for annexation, a District Class 1 permit (\$270), a connection fee of \$8,501.00 per residential unit is required. Currently, there is a reimbursement agreement fee of approximately \$50,000 associated with the gravity mains. If additional dwelling units on the property, additional connection and reimbursements fees will be required. Annual sewer service charges will apply. All fees are to be paid at the time applications for the Class 1 permit is made.

Executive Officer's Report

This proposal has been submitted by landowner petition in order to connect an existing single-family residence to public sewer. The territory proposed for annexation is located in the Town of Woodside at 41 Sargent Lane near Reservoir Road.

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

Approve LAFCo File 18-08—Proposed Annexation of 41 Sargent Lane, Woodside (APN 073-141-090) to West Bay Sanitary District and Waiver of Conducting Authority Proceedings conditioned upon the submittal of the map and legal description required by the State Board of Equalization.

Attachments

A. Annexation Application for 41 Sargent Lane, Woodside (APN 073-141-090)

cc: Phil Scott, General Manager, West Bay Sanitary District
Clay Judd, Owners
Sage Schaan, Town of Woodside
Sindhi Mekala, Town of Wooside

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

RECEIVED

OCT 11 2018

LAFCO

A. GENERAL INFORMATION

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

Annex 41 ~~Sergeant~~ ^{SARGENT} Lane to the West Bay Sanitary District in order to abandon existing septic system and connect to public sewer to serve the addition of two new accessory dwelling units. Location of two new accessory dwelling units is in the leach area of existing septic system.

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?

Abandon existing septic system and connect to public sewer to serve the addition of two new accessory dwelling units. Location of two new accessory dwelling units is in the leach area of existing septic system.

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

Yes No

5. Estimated acreage: 8.15 acres

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
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.

41 Sargent Lane, Atherton. Cross street is Reservoir Road.

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

Single family residential.

3. How are adjacent lands used?

North: Single family residential.

South: Single family residential.

East: Single family residential.

West: Single family residential.

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

Adding two accessory dwelling units to existing property with a main residence.

5. What is the general plan designation of the subject territory?
R/ESA. Residential / Environmentally Sensitive Area

6. What is the existing zoning designation of the subject territory?
SCP-5
SPC-5. Special Conservation District 5

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?
Town of Woodside Building Department, West Bay Sanitary District, San Mateo County
Department of Environmental Health for Septic System Abandonment & a Town of Atherton Road
Encroachment Permit.
↕
Health

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

* * * * *

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: Frederick Clay Judd

ADDRESS: P.O. Box 7500 TELEPHONE: 650 722-3378
Mendo Park, Calif.
94026

ATTN: _____
Signature of Proponent

Applica_blk.doc
(10/6/2000)

registered voters **or** X Owners of land (check one)
within the subject territory.

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*

9/25/18	Frederick Clay Judd	Frederick Clay Judd	
	41 Sargent Lane, Woodside, Calif.		
			(not mailing address)

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

APN #073-141-090 ✓

APN# 073-141-090

Addendum to Application Requesting Annexation of Lands of
Judd (APN#073-141-090) 41 Sergeant
Lane

(List Applicant, Owners names and assessor parcel numbers)

to the West Bay Sanitary District
(Name of City or District)

As part of above noted application submitted by petition, the Chief Applicants, F. Clay Judd as Applicants and subject landowner(s), real parties in interest, agree to defend, indemnify, hold harmless, and release the San Mateo LAFCO, its agents, Commissioners, Executive Officer, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this addendum to above noted application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications.

9/25/2018 Date _____
Fredrick Clay Judd Date 9/25/2018

Date _____

