

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

March 11, 2020

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer *M. Poyatos*
Subject: LAFCo File 20-02 - Proposed annexation of APNs 080-084-320 and 080-084-330, unincorporated San Mateo County to West Bay Sanitary District (0.34 acres)

Summary

This proposal, submitted by landowner petition, requests annexation of APNs 080-084-320 and 080-084-330, unincorporated Los Trancos Woods, San Mateo County to the West Bay Sanitary District and connection to the District's sewer main as the septic system is not adequate for future development on the properties. The proposal has 100 percent landowner consent and waiver of conducting authority proceedings is also requested. Commission approval is recommended.

Departmental Reports

County Assessor: The total net assessed land valuations for the two parcels shown in the records of the County Assessor is \$911,000. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

County Clerk: The territory has no registered voters. If the annexation is approved, the property will need to be assigned to a precinct that includes West Bay Sanitary District.

County Public Works: The map and legal description has been submitted for review of the requirements set by the State Board of Equalization. An encroachment permit will be required from the County for any work in the public right-of-way.

County Planning and Building: The property is zoned R-1/S-83 and has a general plan designation of residential, low density. The two APNs have been determined to be separate, legal parcels (PLN2019-00466). Permits from County Planning and Building will be required for any development on the property. County Planning has no comments on the application.

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

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

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 ▪ ANGELA MONTES, CLERK

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.

West Bay Sanitary District: A District Class 1 permit for each single-family residential connection to the District's facilities (\$290 application fee), connection fee of \$8,501 per residential unit, and annual sewer service charges will be required. Reimbursement Agreement fees associated with the gravity mains are approximately \$124,000 for two connections. The District will need to approve plans of the lateral connections and review the proposed buildings on the property before the Class 1 permit will be issued. All costs shall be paid by the project applicant.

Executive Officer's Report

This proposal has been submitted by landowner petition in order to connect two developed residential parcels to public sewer to accommodate future addition or remodel to the existing structure at APN 080-084-320 and the development of a new single-family house at 080-084-330. The territory proposed for annexation is located in unincorporated Los Trancos Woods, San Mateo County at APNs 080-084-320 and 080-084-330 on Los Trancos 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) exempt under State CEQA Guidelines Section 15319(a) & (b) (Annexations of Existing Facilities and Lots for Exempt Facilities).

Waiver of Conducting Authority Proceedings

Section 56663(c) of the Cortese-Knox-Hertzberg (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

By resolution, approve LAFCo File No. 20-02 - Proposed annexation of APNs 080-084-320 and 080-084-330, unincorporated San Mateo County to West Bay Sanitary District and Waiver of Conducting Authority Proceedings.

Attachments

A. Annexation Application for APNs 080-084-320 and 080-084-330

March 11, 2020

LAFCo File No. 20-02—Annexation of APNs 080-084-320 and 080-084-330 West Bay Sanitary District

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B. Vicinity Map

C. Draft Map and Legal Description

cc: Phil Scott, General Manager, West Bay Sanitary District
J. Craig Awbrey, Applicant

APPLICATION FOR A CHANGE OF ORGANIZATION, REORGANIZATION, OR OUTSIDE SERVICE AGREEMENT

TO THE SAN MATEO LOCAL AGENCY FORMATION COMMISSION

RECEIVED

FEB 05 2020

LAFCO

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization, reorganization, or outside service agreement.

HOOK UP TO SEWER FOR 2 LOTS. ABANDON SEPTIC SYSTEM. REMODEL HOME/BUILD NEW HOME. THE LEACH FIELD IS BUILT ACROSS BOTH PROPERTIES

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):

- [X] 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?

HOOK UP TO SEWER FOR DEVELOPMENT/REMOVAL OF 2 LOTS. NEW SEPTIC SYSTEM IS NOT VIABLE & EXISTING LEACH FIELD IS CROSSING BOTH PROPERTIES

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

- [X] Yes ___ No

5. Estimated acreage: +/- 15,000 FOR BOTH LOTS.

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.

ADDRESS OF BOTH PROPERTIES IS IN BERTOLA VALLEY, ZIP CODE IS 94028. THE SPECIAL DISTRICT WHOSE SERVICE AREA IS BEING ALTERED IS 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 . . .	Proponent	Fees
SEWER	NONE	WEST BAY SANITARY DIST.	PROONENT	FEES
NA				
NA				
NA				

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.

ADDRESS IS 1061 LOS TRANCOS ROAD BERTOLA VALLEY
 APN: 080-084-320
 APN: 080-084-330
 94028

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

SFR. LAND.

3. How are adjacent lands used?

North: SFR
 South: SFR
 East: SFR
 West: SFR

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

SFR.

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

RESIDENTIAL

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

S-83

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?

BUILDING PERMITS

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?

NA

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?

SFR WITH SEWER HOOK UPS. THE ANNEXATION OF THE TWO PARCELS TO WBSD WILL ALLOW FOR THE FUTURE DEVELOPMENT OF SINGLE FAMILY RESIDENCES ON BOTH PROPERTIES

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: J. CRAIG AWBREY

EMAIL: jcawbrey@gmail.com

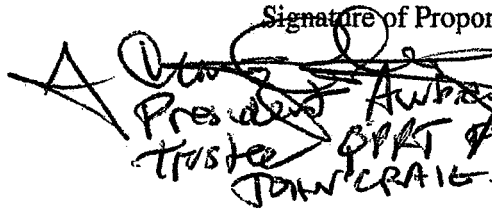
ADDRESS: 85 SARATOGA AVE #103
SANTA CLARA CA 95051

TELEPHONE: 408-667-5600

ATTN:

Applica_blk.doc
(10/6/2000)

Signature of Proponent


President Aubrey Development Co.
Trustee BART for
JOHN CRAIG AUBREY

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FEB 05 2020

LAFCO

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 (i.e., annexation, detachment, reorganization, etc. is/are: **HOOKE UP TO SEWER FOR A.P.N.:**

**080-084-320
080-084-330**

AKA 1061 LOS TRANCOS ROAD, ARTOLA VALLEY 94028

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:

HOOKE UP TO SEWER TO ALLOW FOR FUTURE DEVELOPMENT.

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.

Petition

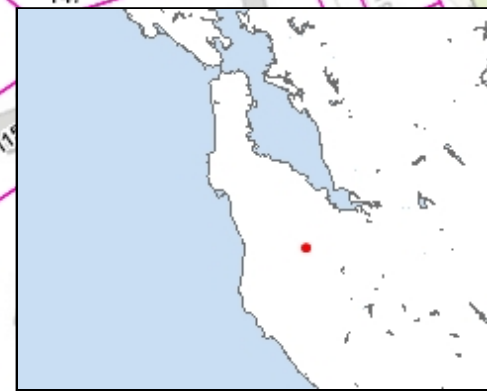
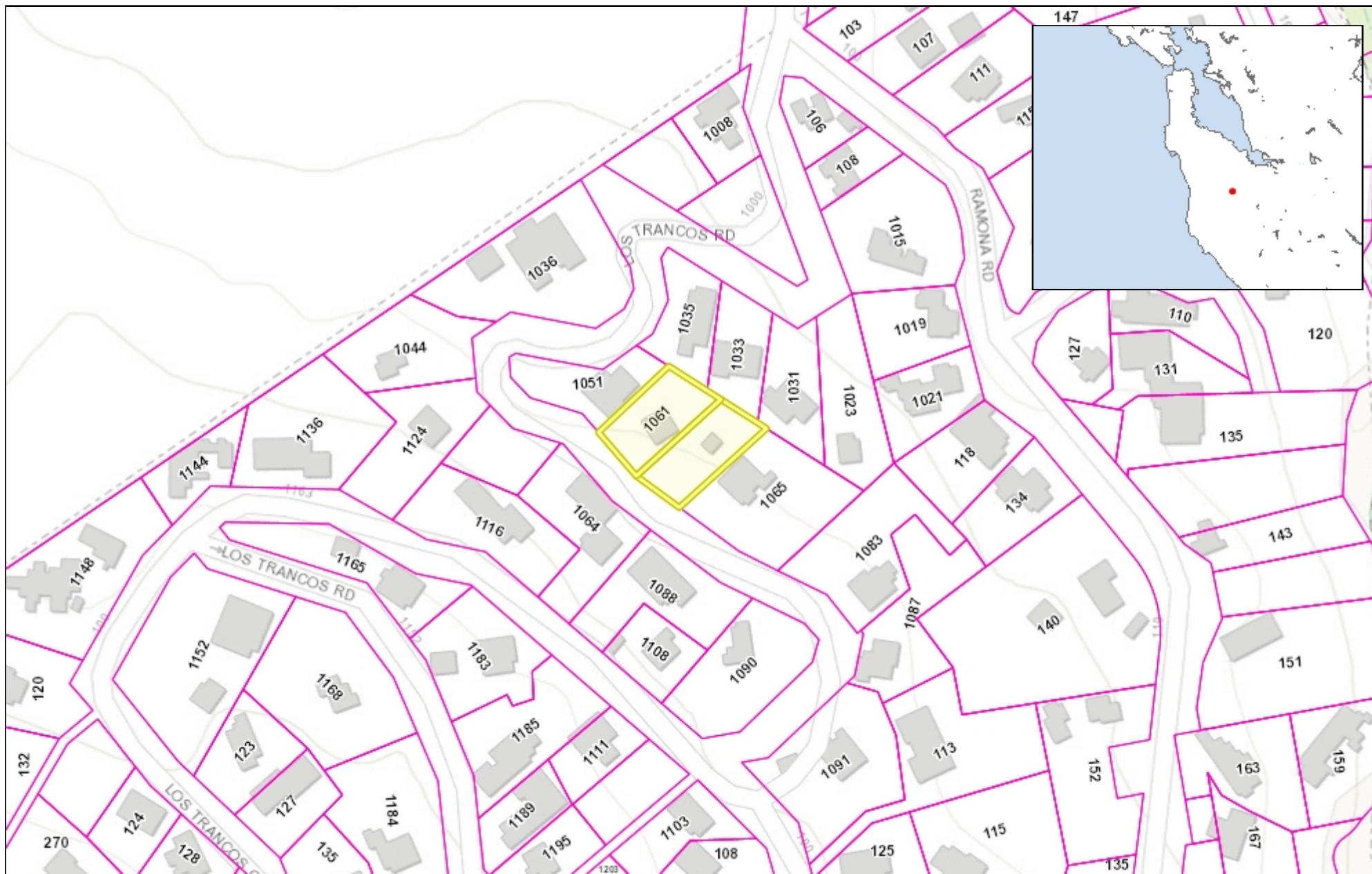
Page 2 of 2

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*
JAN. 3, 2020	J. CRAIG AWBREP	1061 LOS TRANCS ROAD, PORTOLA VALLEY 94028	080-084-320 080-084-330

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



WGS_1984_Web_Mercator_Auxiliary_Sphere
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1:2,257

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT A
Geographic Description
Annexation to the West Bay Sanitary District

All that certain real property situated in the County of San Mateo, State of California, being all of Lots 45 and 46 of "Los Trancos Woods, Tract No. 1" recorded in Volume 17 of Maps at Pages 14 and 15, San Mateo County Records, more particularly described as follows:

Beginning at a point on the Northeasterly right of way line of Los Trancos Road, said point being the Westerly corner of Lot 45 as shown on the map of Los Trancos Woods, Tract no. 1, recorded in Volume 17 of Maps at Pages 14 and 15, San Mateo County Records;

Thence (1) along the Northwesterly line of Lot 45 North 45 Degrees 45 Minutes 55 Seconds East a length of 108.17 feet to the Northerly corner of said lot 45;

Thence (2) South 58 Degrees 57 Minutes 46 Seconds East a length of 124.00 to the Easterly corner of Lot 46;

Thence (3) South 45 Degrees 45 Minutes 55 Seconds West a length of 130.63 feet to the Northeasterly right of way line of Los Trancos Road and Southerly corner of Lot 46;

Thence (4) North 54 Degrees 56 Minutes 30 Seconds West a length of 61.03 feet along the Northwesterly right of way line of Los Trancos Road common corner of Lots 45 and 46;

Thence (5) North 42 Degrees 03 Minutes 30 Seconds West a length of 60.00 continuing along Los Trancos Road right of way to the Point of Beginning.

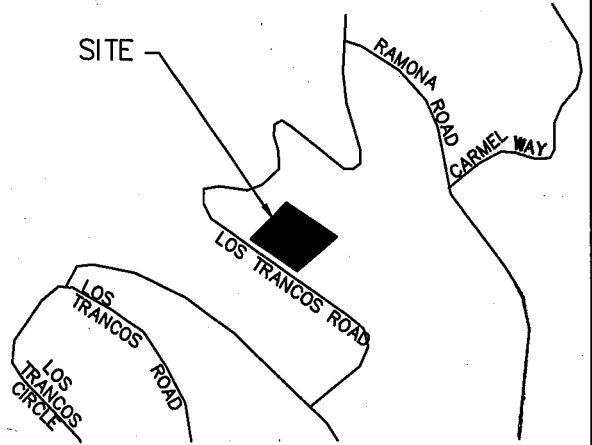
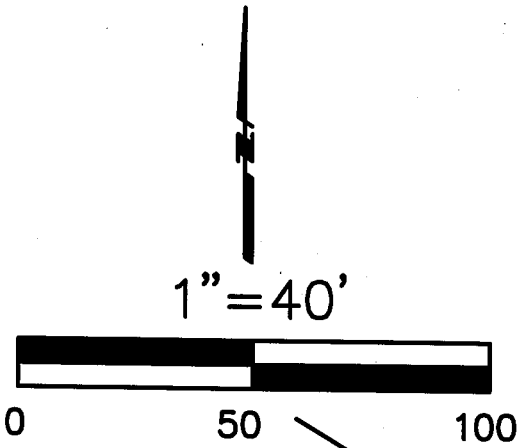
Containing 14,727 sq. ft. more or less.

Disclaimer:

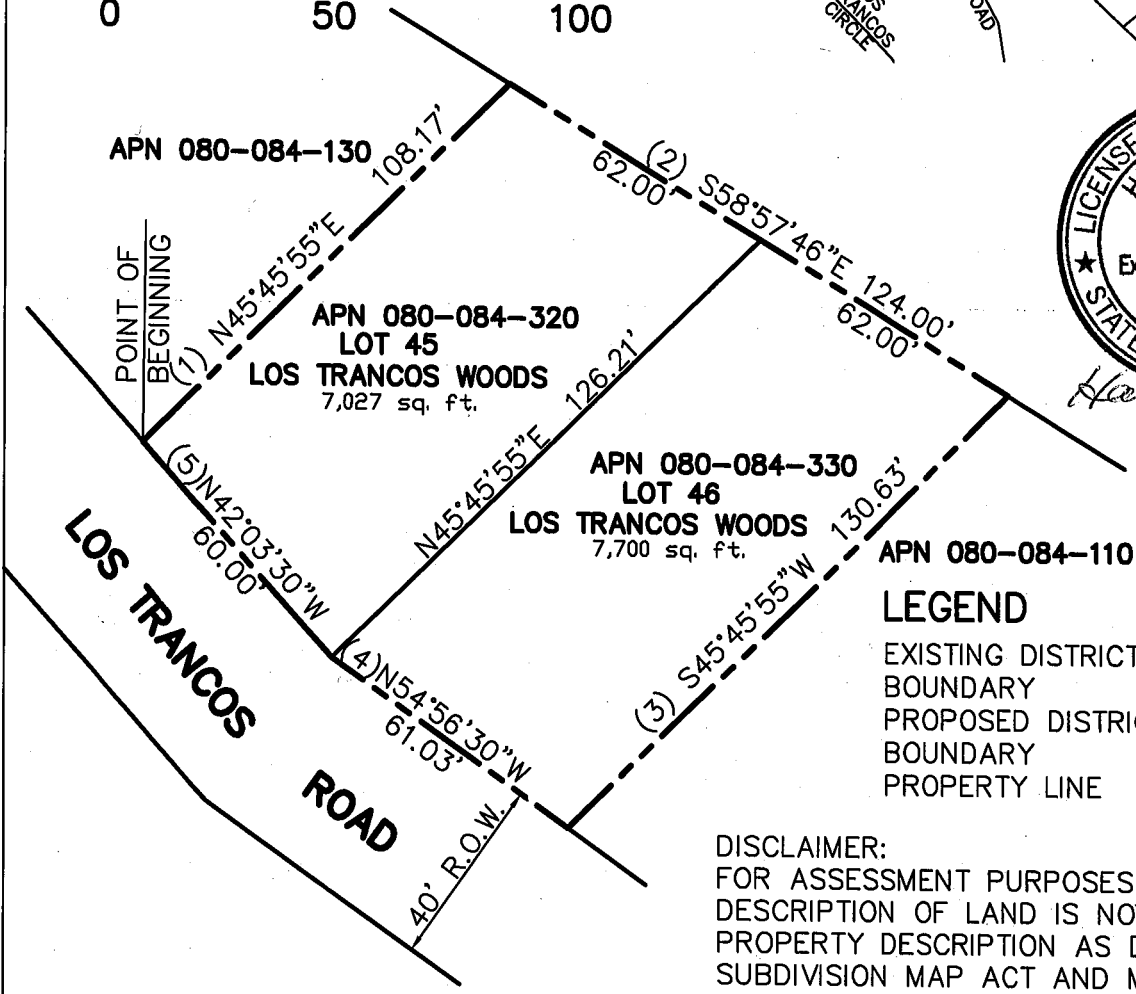
"For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for on offer for sale of the land described"



Harry Babicka



Harry Babicka



LEGEND

- EXISTING DISTRICT _____
- BOUNDARY _____
- PROPOSED DISTRICT _____
- BOUNDARY _____
- 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.

EXHIBIT B

ASSESSOR'S PARCEL NUMBERS 080-084-320 & 080-084-330	LAFCO RESOLUTION NO.	ACREAGE 0.338 AC.	DATE 1/23/2020	SCALE 1"=40'
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WEST BAY SANITARY DISTRICT
ANNEXATION NO. 2020-
 LOTS 45 & 46, LOS TRANCOS WOODS,
 TRACT NO. 1, VOLUME 17 OF MAPS,
 PAGES 14-15, SAN MATEO COUNTY
 RECORDS.

WESTFALL ENGINEERS, INC.
 14583 BIG BASIN WAY, SARATOGA,
 CA 95070
 408-867-0244