

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 13, 2020

To: LAFCo Commissioners

From: Martha Poyatos, Executive Officer *M. Poyatos*

Subject: LAFCo File No. 20-04 - Proposed annexation of 30 Cheyenne Point, Portola Valley (APN 077-242-190) to West Bay Sanitary District (1 acre)

Summary

This proposal, submitted by landowner petition, requests annexation of 30 Cheyenne Point, Portola Valley 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 property. This proposal also requires annexation to the On-site Wastewater Disposal Zone. 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 valuation for the parcel shown in the records of the County Assessor is \$2,574,990. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

County Clerk: The territory has two 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 not yet been submitted for review of the requirements set by the State Board of Equalization.

Town of Portola Valley: The Town's General Plan designation is low-intensity residential and zoning is residential estate, single-family (one to two acres per dwelling unit). It will be necessary for any work to be reviewed by Town Planning and Public Works and an encroachment permit is required. The Town also reserves the right to review landscaping requirements for any above ground infrastructure that is part of this project.

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 fee of \$585 for annexation and \$585 for the annexation into the On-site Wastewater Disposal Zone (OWDZ) with a \$2,200 publication deposit is due. Also a District Class 3 permit for the pump system, (\$585 application fee and \$2,000 deposit for plan checking and inspections), a District Class 1 permit for connection of the house to the District's facilities (\$290 application fee), connection fee of \$8,501 per residential unit (more if ADUs are included), and annual sewer service charges will be required. There are no Reimbursement Agreement fees associated with the force main. All fees will be required to be paid at the time applications for the Class 3 and Class 1 permits are made.

Executive Officer's Report

This proposal has been submitted by landowner petition in order to connect a developed residential parcel to public sewer to accommodate a future addition. The territory proposed for annexation is located in the Town of Portola Valley at 30 Cheyenne Point Cherokee Way near Alpine 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.

Annexation to the 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 added special district members to the Commission and adopted Rules and Regulations Affecting the Functions and Services of Independent Special Districts. West Bay Sanitary District operates a Zone within its jurisdiction to maintain pumping systems where gravity flow to the sewer main is not possible. Annexation of this property to the Zone is necessary in order for the District to maintain the pumping system that will be constructed as part of the sewer connection. Staff recommends approval of annexation to the Zone.

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. 20-04 - Proposed annexation of 30 Cheyenne Point, Portola Valley (APN 077-242-190) to West Bay Sanitary District, subsequent annexation to the On-site Wastewater Disposal Zone, and Waiver of Conducting Authority Proceedings.

Attachments

- A. Annexation Application for 30 Cheyenne Point, Portola Valley
- B. Vicinity Map

cc: Phil Scott, General Manager, West Bay Sanitary District
Charlie Holman, Applicant

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

MURPHY RESIDENCE, 30 CHEYENNE POINT, PORTOLA VALLEY 94028

A. GENERAL INFORMATION

APN #: 077-242-190

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

ABANDON (E) SEPTIC SYSTEM & CONNECT TO (E) WEST BAY SANITARY DISTRICT SEWER LINE @ CHEYENNE PT. | PORTOLA VALLEY, CA-

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 (E) SEPTIC SYSTEM AND CONNECT TO SEWER TO ACCOMMODATE REMODEL AND POSSIBLE ADDITION

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

- Yes No

5. Estimated acreage: 1 ACRE

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.

PORTOLA VALLEY & 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 GAY SANITARY DIST	PROPONENT	FEES

C. PROJECT PROPOSAL INFORMATION

- Please describe the general location of the territory which is the subject of this proposal. Refer to major highways, roads and topographical features.

ROLLING HILLS & WOODLAND, SUBURBAN NEIGHBORHOOD
IN CENTRAL PORTOLA VALLEY, JUST SOUTHWEST
OF WESTRIDGE

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

SINGLE FAMILY RESIDENTIAL

- How are adjacent lands used?

North: SINGLE FAMILY RESIDENTIAL
 South: " " "
 East: " " "
 West: " " "

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

A PROPOSED ADDITION OF 336 sq' & TWO NEW
DECKS

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

SINGLE FAMILY RESIDENTIAL

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

RE/1a/SD-1a

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

BUILDING PERMIT APPLICATION HAS BEEN SUBMITTED TO TOWN OF PORTOLA VALLEY FOR 335.64 SF ADDITION TO (E) HOME & NEW DECK.

8. What additional approvals will be required to proceed?

COUNTY ENVIRONMENT HEALTH, BUILDING, PLANNING & FIRE DEPT.

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?

YES, IT WOULD ALLOW FOR ADDITIONAL BEDROOMS TO BE ADDED, BUT NONE ARE PROPOSED AT THIS TIME.

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: ALSO cc: charlie@charlesholman.com 510-449-8475

NAME: SARAH MURPHY EMAIL: Primmy09@gmail.com

ADDRESS: 30 CHEYENNE POINT PORTOLA VALLEY, CA 94028 TELEPHONE: 415-672-2271

ATTN: SARAH MURPHY Signature of Proponent

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:
ABANDON (E) SEPTIC SYSTEM & CONNECT VIA ANNEXATION TO WEST BAY SANITARY DISTRICT (S.S.)

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, detachment, reorganization, etc.) is/are:

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** 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):

077-242-190
APN*

Date: Printed Name: Signature/Residence address

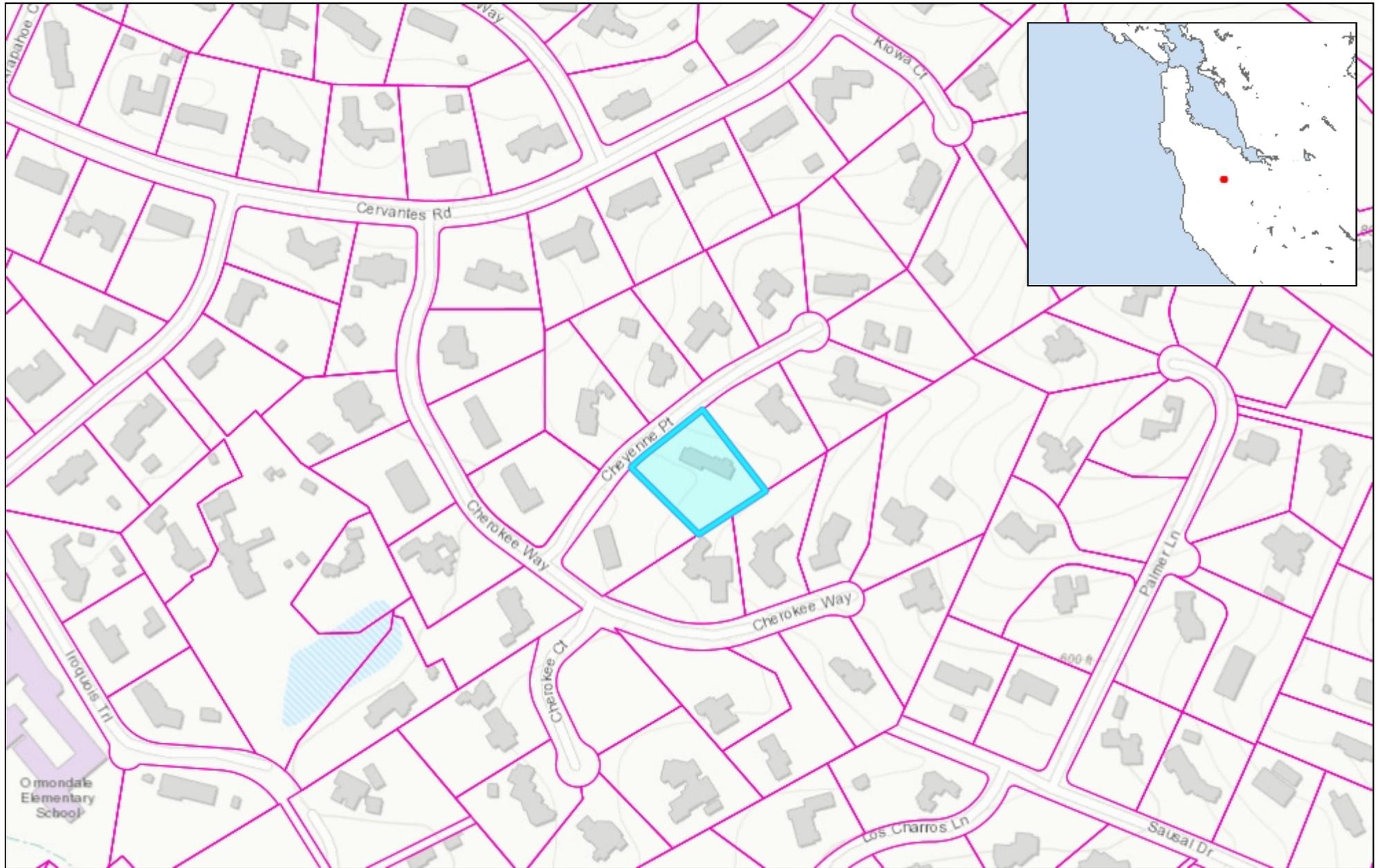
2/14/20

SARAH MURPHY

Sarah Murphy

30 CHEYENNE PT.
PORTOLA VALLEY, CA. 94028

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



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,514



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