

SAN MATEO



# LOCAL AGENCY FORMATION COMMISSION

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

**September 8, 2021**

**To:** LAFCo Commissioners

**From:** Martha Poyatos, Executive Officer  
Rob Bartoli, Management Analyst

**Subject:** LAFCo File No. 21-08 - Proposed annexation of APN 080-072-610 (unincorporated Los Trancos Woods) to West Bay Sanitary District (less than 1 acre)

## Summary

This proposal, submitted by landowner petition, requests annexation of APN 080-072-610 (unincorporated Los Trancos Woods) to the West Bay Sanitary District and connection to the District's sewer main. The vacant property is proposed to be developed with a new single-family house and accessory dwelling unit. 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 \$245,721. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

*County Clerk:* The territory has zero 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 have not yet been submitted for review of the requirements set by the State Board of Equalization. Any construction within the County right-of-way will require review and permits from County Public Works.

*County Planning and Building:* The property has a general plan designation of residential, low-density. A permit has been submitted to construct a new single-family house and accessory dwelling unit on the property (County Permit BLD2021-01341).

*County Environmental Health:* The California Water Service Company and West Bay Sanitary District provide the available water and sewer service in the area.

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

**ALTERNATES:** KATI MARTIN, SPECIAL DISTRICT ▪ DIANA REDDY, CITY ▪ JAMES O'NEILL, PUBLIC ▪ DAVE PINE, COUNTY

**STAFF:** MARTHA POYATOS, EXECUTIVE OFFICER ▪ TIM FOX, LEGAL COUNSEL ▪ ROB BARTOLI, MANAGEMENT ANALYST ▪ ANGELA MONTES, CLERK

*West Bay Sanitary District:* Fees for annexation, permits and annual service charges will be required. The property will connect to the District's existing gravity main on Lake Road. All costs, including sewer reimbursement agreement fees, will be paid by the project proponent.

### **Executive Officer's Report**

This proposal has been submitted by landowner petition in order to connect a developed residential parcel to public sewer to support the construction of a new single-family home and an accessory dwelling unit. The territory proposed for annexation is located at APN 080-072-610, unincorporated Los Trancos Woods, near the intersection of Lake Road and Old Spanish Trail. An address for the property will be assigned when the house is constructed.

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. 21-08 - Proposed annexation of APN 080-072-610, unincorporated Los Trancos Woods to West Bay Sanitary District and Waiver of Conducting Authority Proceedings.

### **Attachments**

A. Annexation Application for APN 080-072-610

B. Vicinity Map

cc: Sergio Ramirez, General Manager, West Bay Sanitary District  
Edys Quellmalz, Property Owner  
Olivia Boo, Planner, San Mateo County Planning

APN 080-072-610

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

RECEIVED

MAY 10 2021

LAFCO

A. GENERAL INFORMATION

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

Annexation of Parcel 2 APN 080-072-610 for new sewer connection.

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?

Annexation of parcel 2 APN 080-072-610 for new sewer connection

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

- Yes No

5. Estimated acreage: .17 (7,516 SF) For Parcel 2

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.

Unincorporated San Mateo County

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>Police (example)</i>	<i>Co. Sheriff</i>	<i>City Police</i>	<i>N/A</i>	<i>Taxes</i>
<i>Sewer (example)</i>	<i>None</i>	<i>City of . . .</i>	<i>Proponent</i>	<i>Fees</i>
<i>Sewer</i>	<i>None</i>	<i>County of San Mateo</i>	<i>Proponent (Owner/Sub.)</i>	<i>Fees (Owner/Subcontractor)</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.

*Unincorporated San Mateo County, Los Trancos Woods, Portola Valley, CA 94028, 143 LAKE ROAD*

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

*Residential*

3. How are adjacent lands used?

North: *Residential*  
 South: *"*  
 East: *"*  
 West: *"*

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

*Proposed single family dwelling*

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

Single family residence

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

Residential, single family residence

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

Residential sewer connections by West Bay Sanitary

8. What additional approvals will be required to proceed?

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.

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: Edys S. Quellmalz EMAIL: edysquellmalz@gmail.com  
ADDRESS: 2500 TUNNEY PARKS DR. #502, SANDHILLS, CA 92037 TELEPHONE: 650-995-6524  
ATTN: Rob Bartoli Edys S. Quellmalz

Signature of Proponent

Applica\_blk.doc  
(10/6/2000)

**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:

*Annexation of Parcel 2 AAN 080-072-610*

- 
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. *See Exhibit 7 2020-123866*

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:

*NEW SINK CONNECTION*

7. The proposed *annex.* is requested to be made subject to the following terms and conditions:


*N/A*

- 
8. The persons signing this petition have signed as:

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

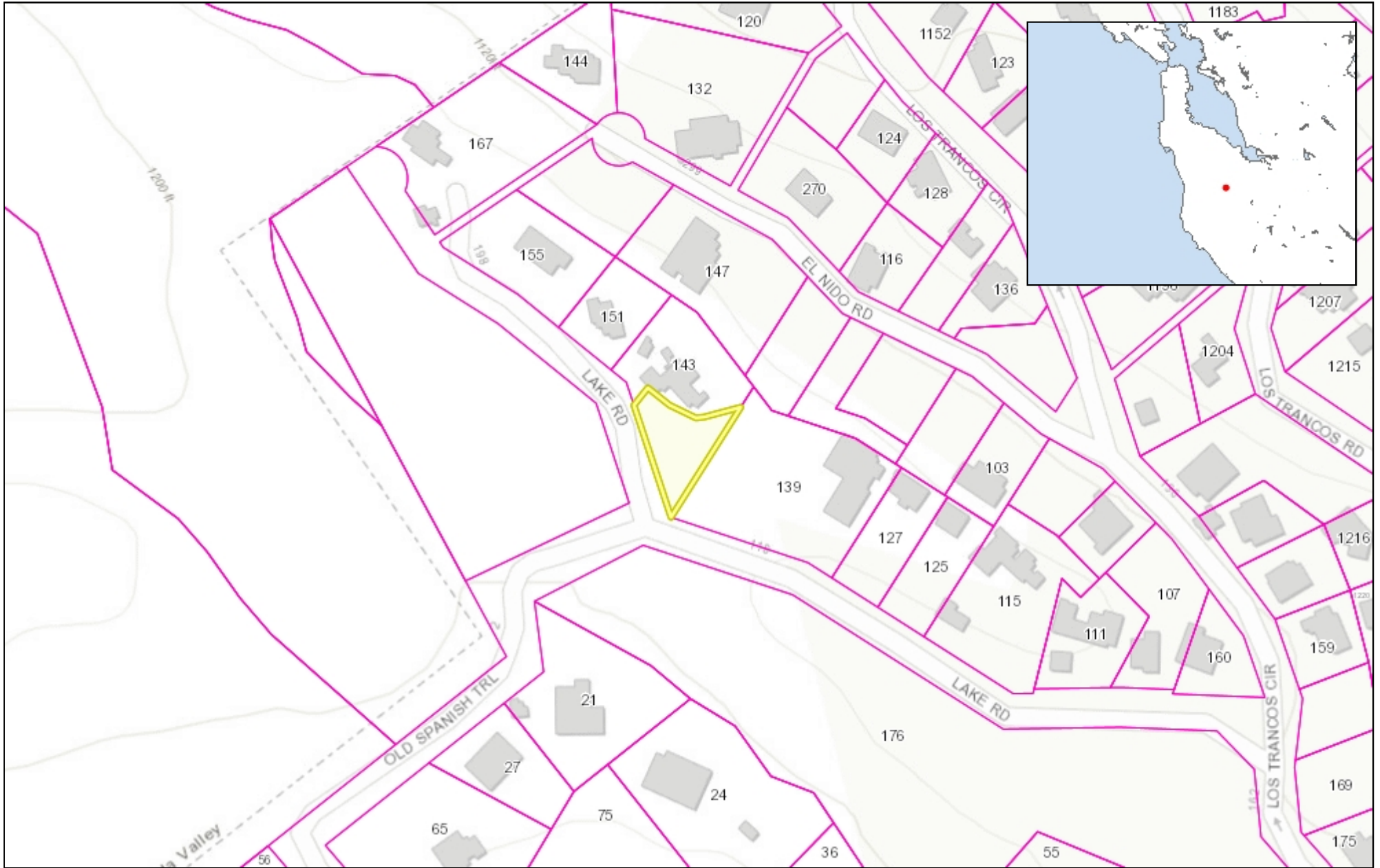
Wherefore, petitioner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq. Of the Government Code and herewith affix signatures as follows:

Chief Petitioners (not to exceed three):

Date:	Printed Name:	Signature/Residence	APN*
April 30, 2021	Edys Slatery Quellma/2	Address: 	
		2500 FERRARI VINES RD, S02 LA JOLLA, CA 92037	080-072-610


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





0.07 0 0.04 0.07 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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1:2,257 

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**THIS MAP IS NOT TO BE USED FOR NAVIGATION**