

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. 21-10 - Proposed annexation of 300 Alamos Way, Portola Valley (APN 077-271-150) to West Bay Sanitary District and subsequent annexation to the On-site Wastewater Disposal Zone (2.5 acres)

## Summary

This proposal, submitted by landowner petition, requests annexation of 300 Alamos Way, Portola Valley (APN 077-271-150) to the West Bay Sanitary District and connection to the District's sewer main. The existing house on the property is proposed to be demolished and replaced with a new dwelling. 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 \$80,884. 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 have 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.

**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

*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.

*West Bay Sanitary District:* Fees for annexation, permits and annual service charges will be required. Annexation to the On-site Wastewater Disposal Zone and installation of a pump system will be required. A force main extension will be required to discharge to sewer main on Westridge Drive. All costs 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. The territory proposed for annexation is located at 300 Alamos Way, Portola Valley, near the Westridge Drive.

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 these properties 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. 21-10 - Proposed annexation of 300 Alamos Way, Portola Valley (APN 077-271-150) 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 300 Alamos Way
- B. Vicinity Map

cc: Sergio Ramirez, General Manager, West Bay Sanitary District  
Bernard Lacroute, Property Owner  
Laura Russell, Planning & Building Director, Town of Portola Valley  
Howard Young, Public Works Director, Town of Portola Valley

**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 into West Bay Sanitary District and Onsite wastewater zoning

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?

Abandon septic system and connect to public sewer to connect to sewer due to inadequate septic system

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

X Yes \_\_\_\_\_ No

5. Estimated acreage: 2.5 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.

West Bay Sanitary District and Onsite Wastewater zoning

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>WBSD</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.

Property is located off Alamos road, north of Westridge Drive and west of Alpine Road.

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

Residential- single family

3. How are adjacent lands used?

North: Residential

South: Alamos Road ROW

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?

New Single-family residence is proposed and will be serviced by new sewer connection. Existing residence to be demolished and existing leach field to be abandoned.

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

Residential Estate

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

Residential Estate (R-E/2.5/SD-2.5)

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?

Class 1A Permit and permit to abandon existing septic

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?

None

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?

None

\* \* \* \* \*

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: BERNARD LACROUTE EMAIL: blacroute@napawichy.com

ADDRESS: 3031 VICHY AVE, NAPA CA 94558 TELEPHONE: 650 269 0272

ATTN: 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 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.

**The territory is located North of Alamos road, and is bound by the road frontage and (6) residential properties.**

4. The territory(ies) included in the proposal is/are:  
300 Alamos Road.

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).

**San Mateo County Lafco and West Bay Sanitary District**

6. The reason(s) for the proposed **(annexation,** detachment, reorganization, etc.) is/are:

**New single family home to be constructed at 300 Alamos road. Project to include abandonment of existing inadequate on site septic leachfield system.**

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.

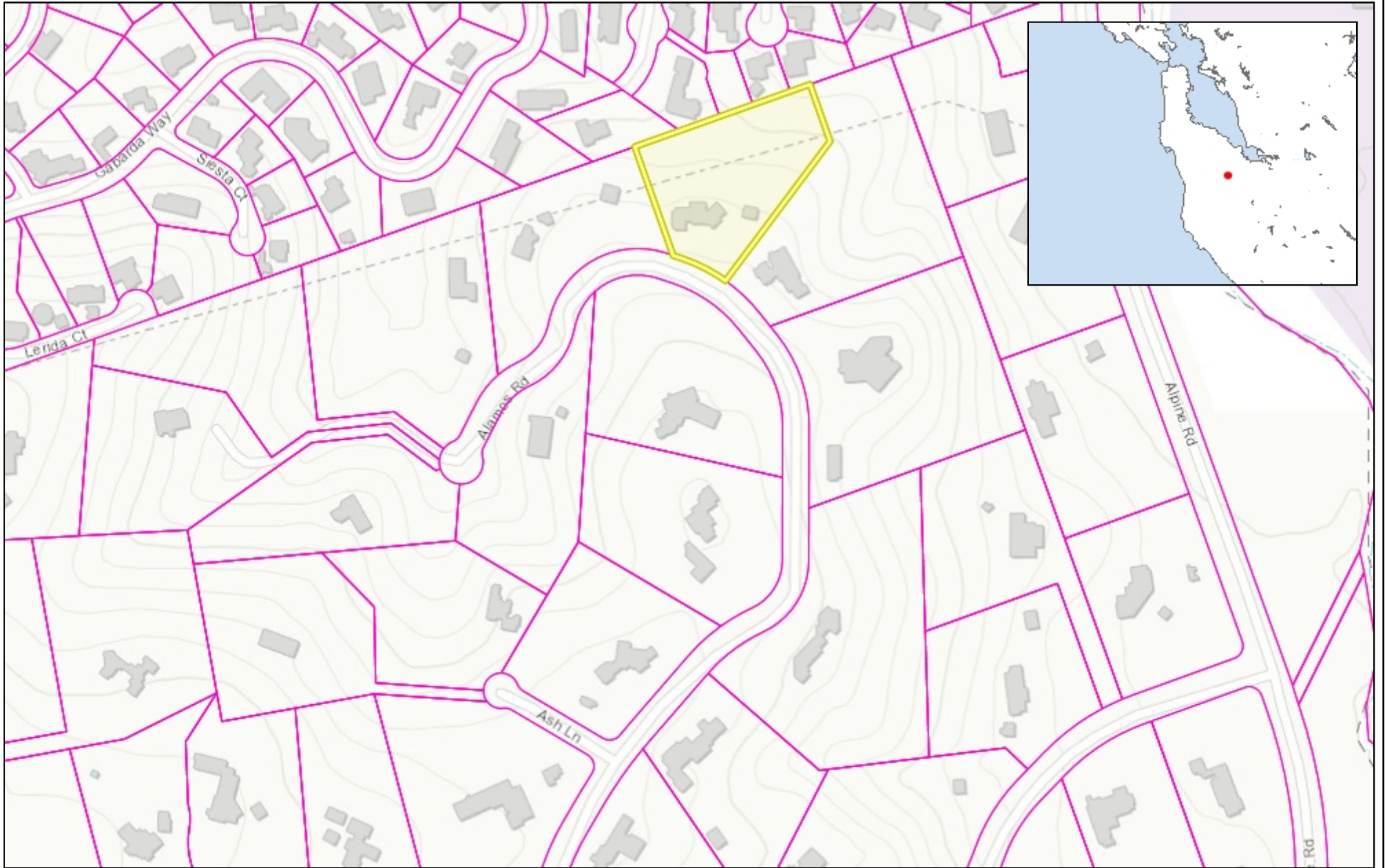
Wherefore, petitioner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq. Of the Government Code and herewith affix signatures as follows:

Chief Petitioners (not to exceed three):

Date:	Printed Name:	Signature/Residence address	APN*
07/19/21	BERNARD LACROUTE	<i>Bernard L. Lacroute</i> / 3031 VICHY AVE, NAPA	CA94558
_____	_____	_____	
_____	_____	_____	


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





0.14 0 0.07 0.14 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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1:4,514 

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