

**LOCAL AGENCY FORMATION COMMISSION**

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September 12, 2007

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

SUBJECT: LAFCo File No. 07-12-Proposed Annexation of 211
Nathhorst (Lands of Allen) to the West Bay Sanitary
District, waiver of conducting authority proceedings
and subsequent annexation to the On-Site Wastewater
Disposal Zone (1.4 acre)

Summary

This proposal, submitted by landowner petition, requests annexation a 1.43 acre parcel with a single-family home (including fronting roadway) to West Bay Sanitary District and waiver of conducting authority proceedings. The proposal has 100% landowner consent. The annexing territory is within the boundaries of the Town of Portola Valley at 211 Nathhorst. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$4,435,900. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

County Clerk: The territory has one registered voter. Annexation would not conflict with any political subdivision boundaries.

Public Works: The territory proposed for annexation consists of 1.43 acres. The map and legal description submitted with the proposal should be modified to specify that the annexation area is part of Rancho El Corte Madera in order to satisfy the requirements of the State Board of Equalization. The proposal would not necessitate removal from any other special districts. Natural boundaries, drainage basins or other topographical features would not affect and would not be affected by this proposal.

Environmental Health: The California Water Service Company and West Bay Sanitary District provide the available water and sewer service in the area. The proposal has no adverse environmental health significance.

Recommendation: Approval

Town of Portola Valley: The Town's general plan designation is low intensity residential and zoning is residential estate (2.5 acres per dwelling unit). An encroachment permit will be necessary to be reviewed and issued by the Town Engineer.

Recommendation: Approval

West Bay Sanitary District: The project proponent will bear the cost of all construction including a lateral connecting to an existing sewer main in front of the parcel in Nathhorst. Proponents are responsible for all permitting, installation and construction costs.

Recommendation: Approval

Report and Recommendation:

This proposal, submitted by landowner petition, requests annexation in order to abandon the existing septic system serving the existing home. The territory proposed for annexation is located in the Town of Portola Valley on Nathhorst Avenue near Portola Road.

The annexation area is within the sphere of influence of the West Bay Sanitary District adopted by the Commission in 1984 and is consistent with the District's plans for extending service. Staff recommends approval of the annexation.

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).

On-Site Waster Water Disposal Zone

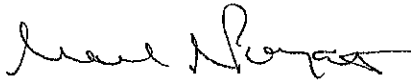
Sections 6960.3 and 6974 of the Health and Safety Code governing sanitary districts require LAFCo approval for formation of, or annexation to, an on-site wastewater disposal zone (Zone) in counties in which LAFCo has adopted Rules and Regulations Affecting the Functions and Services of independent special districts. The West Bay Sanitary District operates an on-site wastewater disposal zone within its jurisdiction to maintain pumping systems where gravity flow to the sewer main is not possible

Waiver of Conducting Authority Proceedings

Paragraph [c] of Section 56663 specifies that the Commission may waive conducting authority proceedings for annexations of uninhabited territory with 100% landowner consent provided there is written consent from all gaining agencies. The purpose of the conducting authority proceeding is to measure landowner or voter protest within the affected territory. Paragraph [c] was added to Section 56663 to streamline annexation proceedings in which landowners have already given consent to uninhabited annexation proceedings.

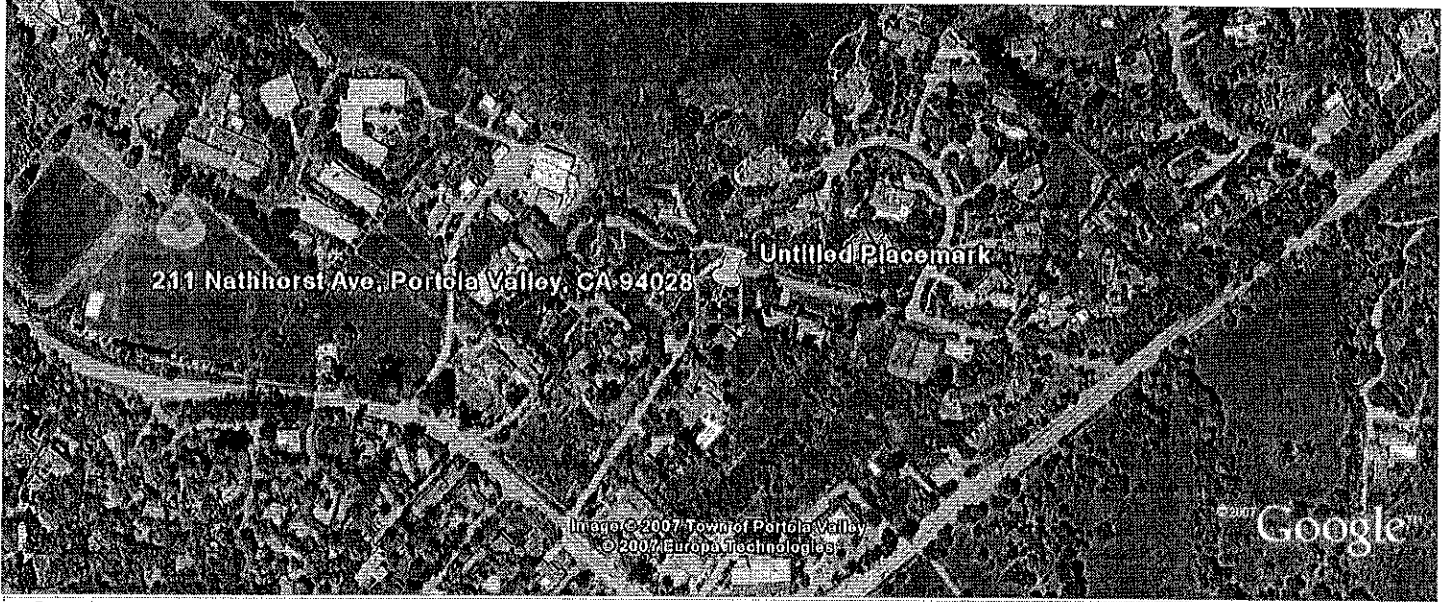
Recommended Commission Action, by Resolution: Approve LAFCo File No. 07-12--Proposed Annexation of 211 Nathhorst (Lands of Allen) to the West Bay Sanitary District, waiver of conducting authority proceedings and approval of subsequent annexation to the Zone.

Respectfully submitted,



Martha Poyatos
Executive Officer

Attachments



Untitled Placemark