

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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March 14, 2012

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

SUBJECT: LAFCo File No. 12-01--Proposed Annexation of 35, 40 and 45 Tagus Court to the West Bay Sanitary District and Subsequent Annexation to the On-site Wastewater Disposal Zone (6.15 acres)

Summary

This proposal was submitted by landowner petition and requests annexation to West Bay Sanitary District of three residential parcels to replace septic systems for three existing single-family homes. The proposal has 100% landowner consent and waiver of conducting authority proceedings is requested. The annexing parcels are within the boundaries of the Town of Portola Valley on Tagus Court near Golden Oak Drive. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$4,780,504. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

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

Public Works: The territory proposed for annexation consists of 6.15 acres. The map and legal description submitted with the proposal satisfy the requirements of the State Board of Equalization and require amendment.

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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. Owners will be required to obtain a permit to abandon the existing septic tanks to the satisfaction of the Environmental Health.

Staff Report from 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 approved by Town Public Works Director. If the project requires a telemetry panel, planning staff will review and approve location and details.

Staff Report from West Bay Sanitary District: Annexation to the On-site Wastewater Disposal Zone will be required and the proponents will be required to construct Septic Tank Effluent Pumping (STEP) systems on properties to be served. The approximate length of the small diameter force main extension is approximately 725 feet. The existing gravity main is near the intersection of Golden Oak Drive and Tagus Court.

District Class 3 permits (\$200.00 application fee and \$2,000 deposit for plan checking and inspections) and Class 1 permits (\$100.00 application fee each and connection fees of \$7,336.20 each currently), and annual sewer service charges will apply. Also a reimbursement agreement for the main extension to which the parcels will connect is estimated at \$100,000 for each planned residential unit.

Recommendation: No Objections

Executive Officer's Report & Recommendation:

This proposal was submitted by landowner petition and requests annexation to serve three existing single-family homes. The subject 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.

California Environmental Quality Act (CEQA)

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 per 15303 of Public Resources Code).

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

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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 Motion:

Find that 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).

Recommended Commission Action, by Resolution: Approve LAFCo File No. 12-01-- Proposed Annexation of 35, 40 and 45 Tagus Court to the West Bay Sanitary District and waive conducting authority proceedings conditioned upon submittal of a corrected map and legal description.