

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

March 14, 2012

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

SUBJECT: LAFCo File No. 11-09--Proposed Annexation of Lands of Dunne (APN 080-085-200) to the West Bay Sanitary District, annexation to the On-Site Wastewater Disposal Zone District and waiver of conducting authority proceedings (0.17 acre)

Summary

This proposal was submitted by landowner petition and requests annexation to West Bay Sanitary District of a 0.17 acre undeveloped parcel to provide sewer to a proposed single-family home. The proposal has 100% landowner consent and requests waiver of conducting authority proceedings. The annexing territory is located in Unincorporated Los Trancos Woods and adjacent to a developed parcel under the same ownership. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$112,776. The boundaries of the annexation as proposed do not conform to lines of assessment and ownership.

County Clerk: The territory has no registered voters. Annexation would not conflict with any political subdivision boundaries.

Public Works: The map and legal description required by the State Board of Equalization have not yet been submitted for review.

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

West Bay Sanitary District: The project proponent will bear the cost of all construction including grinder pump system to connect residence and extension of approximately 50 to 150 feet of the small diameter force main. Proponents are responsible for all permitting, installation and construction costs. Annexation to the On-Site Waste Water Disposal Zone will also be required.

A district class 3 permit (\$200 application fee and \$2,000 deposit for plan checking and inspections) and Class 1 permit (\$100 application fee and connection fee of \$7,336.20) and annual sewer service charges will apply. A reimbursement fee for the main extension is estimated at \$60,000.

Recommendation: Approval

Report and Recommendation:

This proposal has been submitted by landowner petition in anticipation of construction of a new single family home on a vacant parcel. The territory proposed for annexation is located in unincorporated Los Trancos Woods at the intersection of Carmel Way and Chiquita Court but will have access from Ramona Road via an easement. It is located in the Los Trancos Woods Sewer Annexation Project Area and is subject to reimbursement to the original proponents of the sewer extension. Reimbursement fees are estimated at \$60,000.

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.

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).

On-Site Wastewater Disposal Zone (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. These provisions have applied in San Mateo County since 1995 when special district members were added to the Commission and Rules and Regulations were adopted. Since that time, Commission consideration of annexations to the District that involve use of pumping systems has also included concurrent consideration of annexation to the Zone.

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 no objection is submitted from the subject 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. The landowners have requested and staff recommends waiver of conducting authority proceedings.

Recommended Commission Action, by Resolution: Approve LAFCo File No. 11-09--Proposed Annexation of the APN 080-085-200 (Lands of Dunne) to the West Bay Sanitary District, annexation to the On-Site Waster Water Disposal Zone and waiver of conducting authority proceedings.

Respectfully submitted,

Martha Poyatos
Executive Officer