

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 13, 2006

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

SUBJECT: LAFCo File No. 06-05--Proposed Annexation of 3350
Alpine Road (Lands of Miller) to the West Bay Sanitary
District and waiver of conducting authority proceedings
(3.75 acres)

Summary

This proposal, submitted by landowner petition, requests annexation a 3.75-acre parcel with a single-family home (and 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 3350 Alpine Road. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$1,857,756. The boundaries of the annexation as proposed do not 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 3.75 acres. The map and legal description submitted with the proposal should specify that the annexation area is part of El Corte Madera Rancho in order to satisfy the requirements of the State Board of Equalization and require modification. 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 along Alpine Road. Proponents are responsible for all permitting, installation and construction costs.

Recommendation: Approval

Report and Recommendation:

This proposal has been submitted by landowner petition in order to abandon the existing septic system and connect to public sewer to serve an existing single-family residence. The territory proposed for annexation is located in the Town of Portola Valley on Alpine Road near Westridge.

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. 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).

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. At the request of the landowners, the West Bay Sanitary District has requested that the Commission waive the conducting authority proceedings if the proposal is approved.

Recommended Commission Action, by Resolution: Approve LAFCo File No. 06-05--Proposed Annexation of 3350 Alpine Road (Lands of Miller) to the West Bay Sanitary District and waive conducting authority proceedings.

Respectfully submitted,



Martha Poyatos
Executive Officer

Attachments

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:

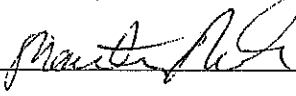
1. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc.) is/are: Annexation of 3350 Alpine Road (Lands of Miller) 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.
4. The territory(ies) included in the proposal is/are:

___ inhabited (12 or more registered voters) x Uninhabited
5. This proposal is x is not ___ consistent with the sphere of influence of the affected city and/or district(s).
6. The reason(s) for the proposed annexation (annexation, detachment, reorganization, etc.) is/are: abandon existing septic system and connect to public sewer
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 x 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*
8/12/06	Mortia Miller	 3350 Alameda Rd PV	017711000
_____	_____	_____	
_____	_____	_____	

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

**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 of 3350 Alpine Road to the West Bay Sanitary District

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?

To abandon existing septic system and connect existing residence to public sewer

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

Yes No

5. Estimated acreage: 4.200

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

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
Sewer	None	West Bay Sanitary District.	Proponent	Fees

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.

Alpine Road near Westridge in Town of Portola Valley

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

residential

3. How are adjacent lands used?

North: open/rural

South: Barn structure & open/rural

East: open/rural to Alpine Rd boundary

West: open/rural to house

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

No

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

residential/parcel

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

same

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

Approved by Town of Portola Valley Public Utilities Division and West Bay Sanitary District

8. What additional approvals will be required to proceed?

None

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: Martin Miller

ADDRESS: 3350 Alpine Rd PV

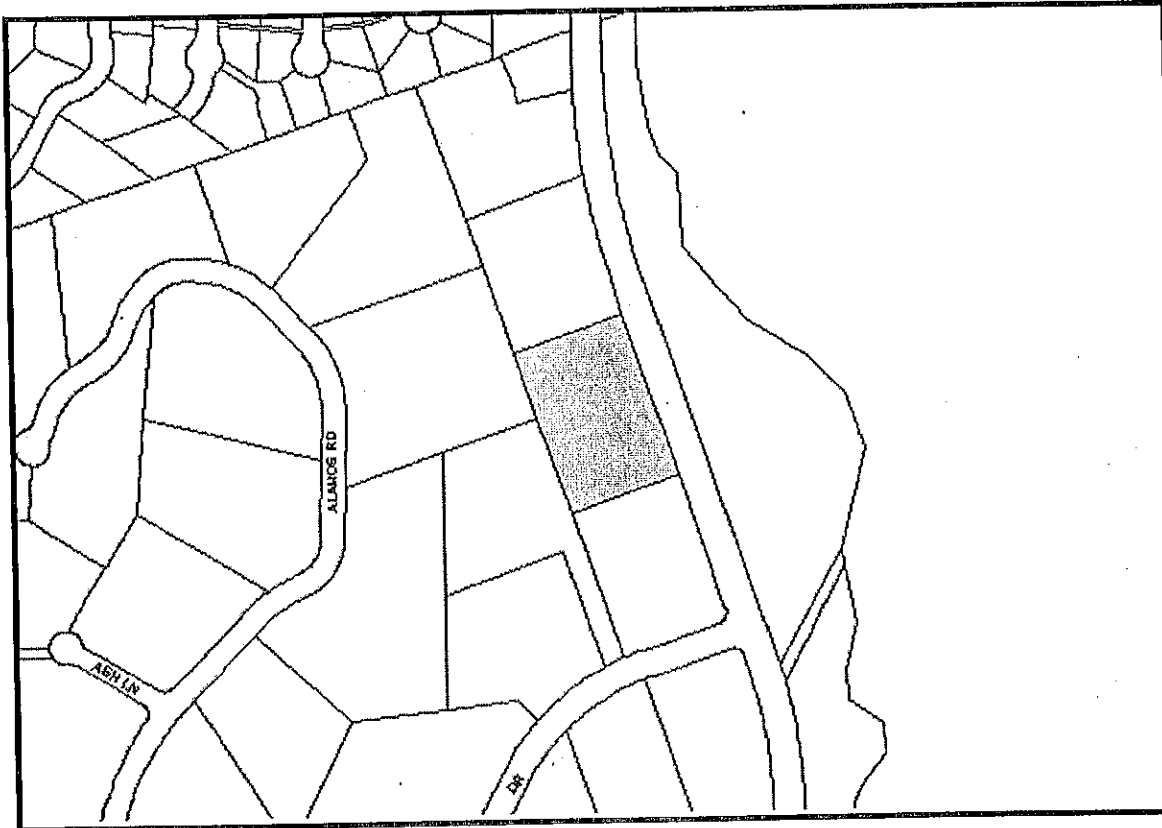
TELEPHONE: 650 851 8176

ATTN: _____

Martin Miller
Signature of Proponent

**SELECTED
PROPERTY**

Situs: 3350 Alpine Rd , Portola Valley
Owner: Miller Martin B, 3350 Alpine Rd, Portola Valley, CA, 94028--7525
APN: 077271050



Property Owner Summary

APN: 077271050
Parcel ID: 252127
Situs: 3350 Alpine Rd
City: Portola Valley
Owner: Miller Martin B

Jurisdictions

Supervisorial: 3
Congressional: 14
Assembly: 21
Senatorial: 8
Election Precinct: 3905
City Name: PORTOLA VALLEY
Zip Code: 94028
Mitigation Fee Area: None Assigned
Zoning: NO DATA ASSIGNED

Tax Rate Area# 019000

GENERAL TAX RATE
 COUNTY DEBT SERVICES
 TOWN OF PORTOLA VALLEY
 PORTOLA VALLEY ELEM GENL PUR
 PORTOLA VALLEY ELM BD SE 2001
 PORTOLA VALLEY EL REPAY ST LN

GENERAL COUNTY TAX
 FREE LIBRARY
 PORTOLA VALLEY DEBT SERVICES
 PORTOLA VALLEY EL BD SER 98
 PORTOLA VALLEY ELM BD SER 02A
 SEQUOIA HIGH GENRL PURPOSE

SEQUOIA HIGH BOND SER 97 A
SEQUOIA HIGH BOND SER 1999
SEQUOIA HI BOND SER 02 B
SEQUOIA UNION HI. BND SER 2005
SM JR COLLEGE BD 2002
WOODSIDE FIRE DISTRICT
MIDPENINSULA REG. OPEN SPACE
COUNTY HARBOR DISTRICT
SEQUOIA HOSPITAL DISTRICT

SEQUOIA HIGH BOND SER 1998
SEQUOIA HIGH BD SER 02 A
SEQUOIA HI REFUND SER 03 A
SM JR COLLEGE GEN PUR
SM JR COLL BOND SER 2005 B
SAN FRANCISQUITO CRK FLD ZN 2
BAY AREA AIR QUALITY MANAGEMEN
MOSQUITO ABATEMENT
COUNTY EDUCATION TAX

Print



A.C. & H. CIVIL ENGINEERS, INC.

ASSOCIATION OF JOHN G. R. CLEGG & ALAN HUNTZINGER
2443 ASH STREET PALO ALTO, CALIF. 94306
(650) 327-3900 (408) 294-4000

AREA TO BE ANNEXED WEST BAY SANITARY DISTRICT PROPERTY DESCRIPTION

A portion of Lots 2 and 3 and a portion of Alpine Road, as shown on that certain Map entitled "Tract No. 593 WESTRIDGE SUBDIVISION No.1" which map was filed in the Office of the Recorder of the County of San Mateo, State of California in Volume 28 of Maps at Page 21, and is more particularly described as follows:

BEGINNING at a Point at the northeasterly corner of West Bay Sanitary District boundary, adopted August 13, 1963 by Resolution No. 18891, at the west line of Alpine Road, at a common corner of Assessors Parcels numbered 077-271-050 and 060, said Point of Beginning being S 19° 46' E 120.00 feet from the common Lot corner of said Lots 2 and 3;

- 1) THENCE along the north line of West Bay Sanitary District boundary S 70° 14' W, 300.00 feet to the west line of said Lot 3, also being the northwest corner of West Bay Sanitary District by Resolution No. 18891, and the east line of West Bay Sanitary District boundary by Resolution No. 534;
- 2) THENCE along the common line between said Lots 2 and 3, and Lot 20, and the common line between Lot 2 and Lot 22 - Westridge Subdivision No. 2 -, also being the east line of West Bay Sanitary District boundary by Resolutions No. 534 and No. 967, N 19° 46' W 430.00 feet;
- 3) THENCE leaving the common Lot line between Lots 2 and Lot 22, also leaving the east boundary of West Bay Sanitary District boundary by Resolution No. 967, N 70° 14' E, 300.00 feet to the west line of Alpine Road;
- 4) THENCE continuing on the extension of the previous line across Alpine Road to the east side of Alpine Road, N 70° 14' E, 80.00 feet, as said east line of Alpine Road is established by Deed recorded in Volume 1772 at Page 161, Official Records;
- 5) THENCE along the said east line of Alpine Road, S 19° 46' E 430.00 feet;
- 6) THENCE leaving the east line of Alpine Road directly across Alpine Road to the Point of Beginning, S 70° 14' W, 80.00 feet, ending at the northeast corner of West Bay Sanitary District boundary by Resolution No. 18891.

Contains 3.75 Acres

A.P.N. 077-271-050



