

SAN MATEO



# LOCAL AGENCY FORMATION COMMISSION

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

November 10, 2004

TO: Members, Formation Commission

FROM: Martha Poyatos *Martha Poyatos*  
Executive Officer

SUBJECT: LAFCo File No. 04-10--Proposed Annexation of 228 Alamos  
(Lands of Cagan) to the West Bay Sanitary District and  
Waiver of Conducting Authority Proceedings (4.46 acres)

## Summary

This proposal was submitted by resolution of application by West Bay Sanitary District and requests annexation of a one acre residential parcel to the District. The proposal has 100% landowner consent and waiver of conducting authority proceedings is requested. The annexing territory is within the boundaries of the Town of Portola Valley on Alamos near Westridge. Annexation is requested so that the property owners can abandon the existing septic system and connect to the sewer. Commission approval is recommended.

## Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$2,550,000. The boundaries of the annexation as proposed 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 territory proposed for annexation consists of 4.4 acres. The map and legal description, as revised, 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. Prior to sewer connection, the applicant will be required to obtain a permit to abandon the existing septic tank to the satisfaction of the Environmental Health.

Recommendation: Approval

Staff Report from Town of Portola Valley: The town's general plan designation is low intensity residential and zoning is residential estate, two acres per dwelling unit. An encroachment permit will be necessary to be reviewed and approved by Town Public Works Director.

Recommendation: Approval

Staff Report from West Bay Sanitary District: The property will be served by the sewer main in Alpine Road via a gravity sewer in an easement through neighboring property fronting Alpine Road. Proponent will be required to provide documentation of granted easement. The annexing territory would be subject to standard district connection fees (\$2,955), Class 3 permit fee (2,200), Class 1 permit fee (\$100) and annual sewer service charges of \$278.

Recommendation: Approval

**Recommendation:**

This proposal has been submitted by landowner petition and requests annexation of a 4.46 acre parcel containing a single-family residence to West Bay Sanitary District.

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.

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. The landowner has requested, and West Bay Sanitary District consents, to a Commission waiver of the conducting authority proceedings if the proposal is approved.

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.04-10--Proposed Annexation of 228 Alamos (Lands of Cagan) to the West Bay Sanitary District and waive conducting authority proceedings.

Attachments

04-10  
228 Alameda

APPLICATION FOR A CHANGE OF ORGANIZATION OR REORGANIZATION  
TO THE SAN MATEO LOCAL AGENCY FORMATION COMMISSION  
(LANDS OF CAGAN APN: 077-271-130)

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization or reorganization.

Annexation into 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 obtain sanitary sewer service from the West Bay Sanitary District.

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

Yes  No

5. Estimated acreage: 4.46

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 Boundary

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>West Bay Sanitary District</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.

Alamos Road near the intersection of Westridge Drive in Portola Valley.

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

Single Family Residential

3. How are adjacent lands used?

North: Single Family Residential

South: Single Family Residential

East: Single Family Residential

West: Public Right of Way

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

N/A

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

Residential.

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

Residential.

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?

N/A.

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?

None.

\* \* \* \* \*

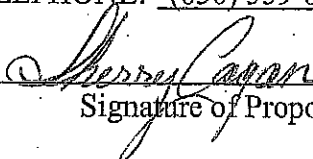
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Sherry Cagan

ADDRESS: 228 Alamos Road, Portola Valley 94028

TELEPHONE: (650) 559-6669

ATTN: \_\_\_\_\_

  
Signature of Proponent

D. **AFFECTED PUBLIC AGENCIES**

**Please complete this section if this application is submitted by resolution of one or more affected public agencies. Certified copies of resolutions listed below must accompany this application.**

1. The names and resolutions of agencies applying for the change of organization or reorganization described above are as follows:

AFFECTED AGENCY	RESOLUTION NO.	DATE ADOPTED

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

\_\_\_\_\_ Yes \_\_\_\_\_ No (If Yes, include proof of consent.)

E. **PLAN FOR PROVIDING SERVICES**

1. Enumerate and describe the services to be extended to the affected territory.

One sanitary sewer lateral connecting to existing gravity main.

2. Describe the level and range of those services.

Lateral will serve only one property.

3. Indicate when those services can feasibly be extended to the affected territory.

As soon as allowed. Construction should take no more than one month.

4. Indicate any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions to be imposed or required within the affected territory.

Street will be excavated to allow for installation of new gravity lateral. Street will be backfilled and paved to the Town of Portola Valley Standards.

5. Describe financial arrangements for construction and operation of services extended to the affected territory. (Attach proposed operations budget if available) Will the territory be subject to any special taxes, charges or fees? (If so, please specify.)

Territory will be subject to West Bay Sanitary District connection and permit fees. The territory will also be subject to an annual sewer service charges.

Proponent will arrange and finance lateral construction under the inspection of the West Bay Sanitary District.

6. In as much detail as required to give a clear explanation, explain why this proposal is necessary at this time.

Property owner wants to replace failed septic tank and leach field system.

This section completed by Richard Laureta, Freyer & Laureta, Inc.  
(Name)

Vice President  
(Title)

Applica\_blk.doc  
(10/6/2000)



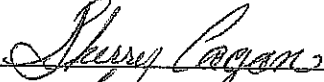
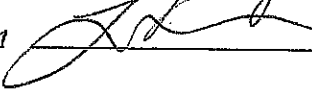
PETITION  
FOR PROCEEDINGS PURSUANT TO  
THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF  
2000

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 INTO THE 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:  
**TO RECEIVE SANITARY SEWER SERVICE FROM THE WEST BAY SANITARY DISTRICT.**
7. The proposed ANNEXATION is requested to be made subject to the following terms and conditions: N/A
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*
9-24-04	Sherry Cagan		077-271-130
9-24-04	Laird Cagan		

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

## DESCRIPTION OF 4.46 ACRE +/- PARCELS

### LANDS OF CAGAN

That real property being Lot 22 as shown on that certain map entitled "Tract no. 597 – Westridge Subdivision No. 2 in Unincorporated Territory, San Mateo County, Calif. – Subdivision of a portion of Ormondale Ranch, being a portion of Rancho El Corte Madera" filed in the office of the County Recorder of San Mateo County, State of California, on February 10, 1948, in Volume 28 of maps at pages 37-40, being more particularly described as follows:

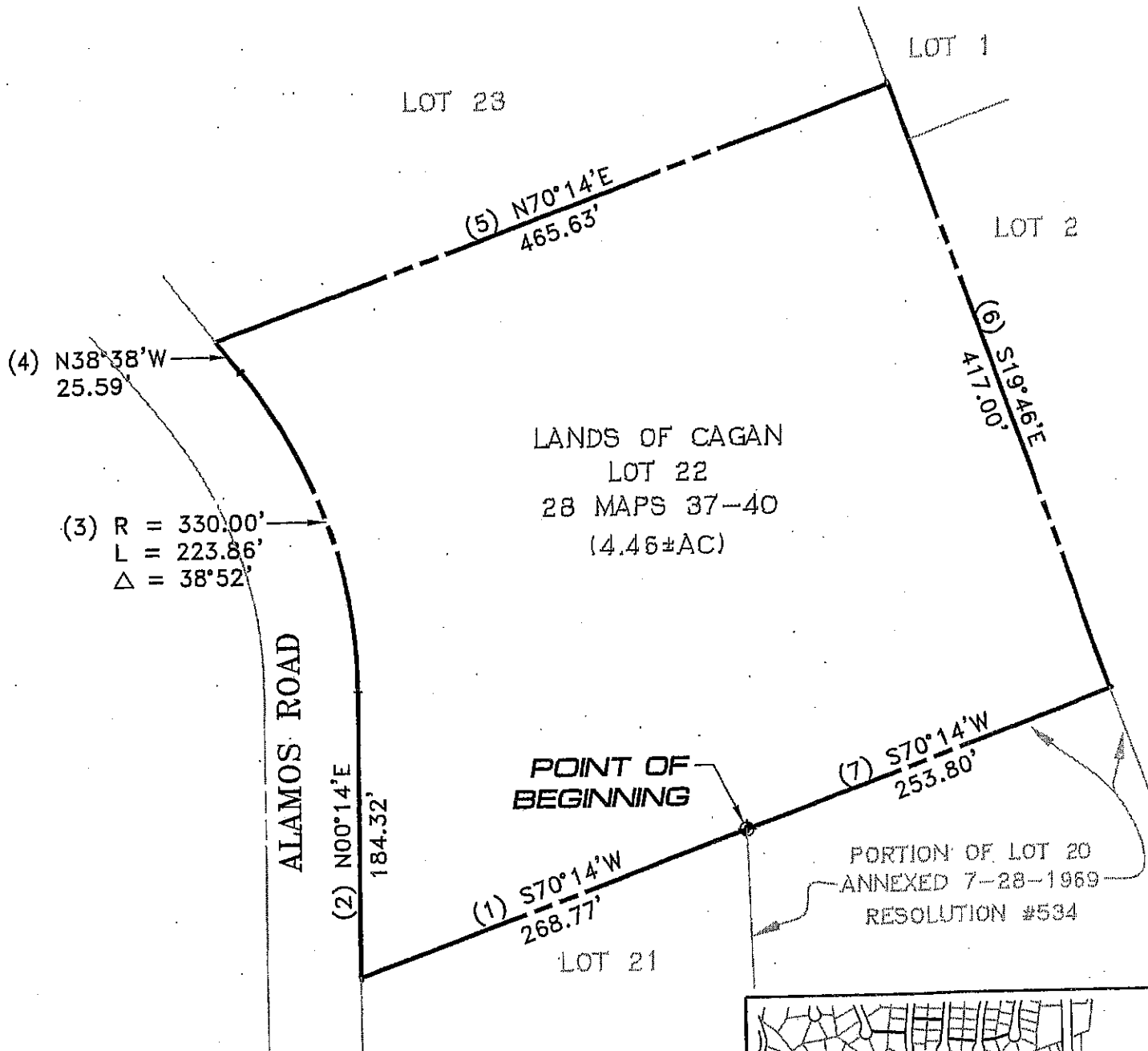
BEGINNING at a point on the southeasterly line of Lot 22, said point also being the Northwesterly-most corner of the West Bay Sanitary District adopted July 28, 1969 by Resolution No. 534; thence proceeding clockwise the following courses and distances: thence leaving said District boundaries (1) South 70°14' West a distance of 268.77 feet to the Southwesterly-most corner of said Lot 22, said point also being the intersection of the Easterly boundary of Alamos Road; thence proceeding along said easterly boundary of Alamos Road (2) North 0°14' East a distance of 184.32 feet; thence (3) through a tangent curve to the left, having a radius of 330.00 feet, a central angle of 38°52', and an arc length of 223.86 feet; thence (4) North 38°38' West a distance of 25.59 feet to the Northwesterly-most corner of said Lot 22; thence leaving said easterly line of Alamos Road (5) North 70°14' East a distance of 465.63 feet to the Northeasterly-most corner of said Lot 22; thence leaving said point through a course (6) South 19°46' East a distance of 417.00 feet to the Easterly-most corner of said Lot 22 to a point in the aforementioned District boundaries; thence leaving said point and continuing along said District boundaries through a course (7) South 70°14' West a distance of 253.80 feet to the POINT OF BEGINNING.

Containing 4.46 acres more or less.

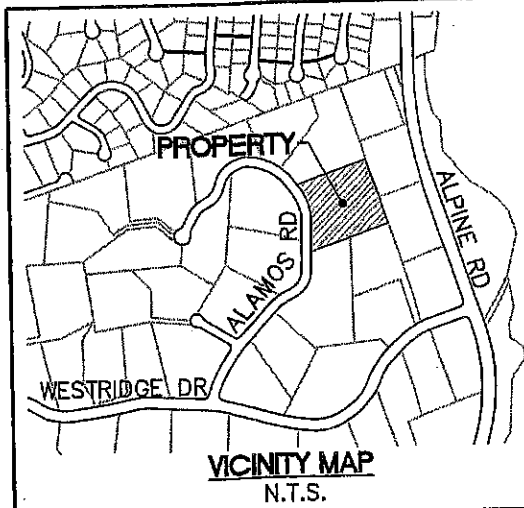
This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale or for the sale of the lands described herein.

October 18, 2004

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SCALE  
1" = 100'



OCTOBER 12, 2004  
PAGE 2 OF 2

**Freyer & Laureta, Inc.**  
civil engineers • surveyors • construction managers  
144 North San Mateo Drive • San Mateo, CA 94401  
(650)344-9901 • Fax (650)344-9920 • www.freyerlaureta.com

THE LANDS OF CAGAN  
LOT 22  
TRACT NO. 597 WESTRIDGE SUBDIVISION NO.2  
RECORDS OF THE COUNTY OF SAN MATEO,  
RECORDED FEBRUARY 10, 1948,  
BOOK 28 OF MAPS AT PAGES 37 THROUGH 40