

SAN MATEO

**LOCAL AGENCY FORMATION COMMISSION**

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

May 11, 2006

TO: Members, Formation Commission

FROM: Martha Poyatos *Martha Poyatos*
Executive OfficerSUBJECT: LAFCo File No. 06-02--Proposed Annexation of 156 Corte
Madera (Lands of Davis) to the West Bay Sanitary
District and Waiver of Conducting Authority Proceedings
(1.23 acre)**Summary**

This application was submitted by landowner petition and requests annexation to West Bay Sanitary District of one developed parcel to provide sewer service to a single-family residence. The proposal has 100% landowner consent and waiver of conducting authority proceedings is requested. The annexing parcel is within the boundaries of the Town of Portola Valley and consists of a flag lot located off Corte Madera near Portola Road. Annexation is requested so that the property owners can connect to public sewer and abandon the substandard septic system to serve the existing single-family home. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$215,252. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

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

Public Works: The territory proposed for annexation consists of 1.23 acre.

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. 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, one to 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 project proponent will bear the cost of all construction including construction of sewer lateral to connect to gravity sewer that runs through the property and flows to Willowbrook Drive. Annexation to the District's On-Site Waste Water Disposal Zone is not required. Upon completion of the annexation process, applicant will be required to pay \$3,003 West Bay connection fee, \$100 Class 1A. Upon Board acceptance of work sewer charges will be billed on property tax bill. Current annual charges are \$290.

Recommendation: Approval

Recommendation:

This proposal has been submitted by landowner petition and requests annexation to in order to connect to sewer to abandon an inadequate septic system serving an existing single-family home. 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

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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.06-02--Proposed Annexation of 156 Corte Madera (Lands of Davis) to the West Bay Sanitary District and waive conducting authority proceedings.

Attachments



PETITION
FOR PROCEEDINGS PURSUANT TO
THE CORTESEKNOX 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 Local Government Reorganization Act of 1985)
2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc. is/are:
annexation of 154 Corte Madera Rd Portola Valley 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) Uninhabited
5. This proposal is is not consistent with the sphere of influence of the affected city and/or district(s).
6. The reason(s) for the proposed _____ (annexation, detachment, reorganization, etc.) is/are:
to connect to sewer line due to failing septic system
7. The proposed *annexation* is requested to be made subject to the following terms and conditions: *none*
8. The persons signing this petition have signed as:
 registered voters or Owners of land (check one) within the subject territory.

Petition
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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*
5/10/06	Lucille M Davis	Lucille M Davis 163 Spindrift Carmel, CA 93923	079-130-030

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



LOCAL AGENCY FORMATION COMMISSION

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

APPLICATION FOR A CHANGE OF ORGANIZATION OR REORGANIZATION TO THE
LOCAL AGENCY FORMATION COMMISSION

RECEIVED

A. GENERAL INFORMATION

MAY 11 2006

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

LAFCO

connect to sewer line due to failing septic system & annexation of 156 Corte Madem Rd Portola Valley to 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?

failing septic system

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

Yes No

5. Estimated acreage: 1.22

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

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 are given on the first two lines of the space

provided for your response.

SERVICE	PRESENT	PROPOSED	FUNDING SOURCE	
	SOURCE	SOURCE	CONSTRUCTION	OPERATING
Police	Co. Sheriff	City Police	N/A	Taxes
Sewer	None	City of ...	Proponent	Fees
Sewer	none	UBSD	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.

156 Corte Madera Rd, Portola Valley, located between
Corte Madera Rd and Willowbrook Rd. near the intersection
of Corte Madera + Portola Rd. Property is part flat, part
hillside.

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

private residence

3. How are adjacent lands used?

North: undeveloped land

South: " "

East: " "

West: " "

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

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

RE-1 residential estate - 1 acre

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

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: Kristine D. Taylor
ADDRESS: 156 Corte Madem Rd
Portola Valley CA 94028

PHONE: 650 851 3057

ATTN: _____

Kristine D Taylor
Signature of Proponent

Note: Pursuant to Government Code Sections 56700.1 and 81000 et seq. Any person or combination of persons who directly or indirectly contribute \$1000 or more or expend \$1000 or more in support of or opposition to a change of organization or reorganization that has been submitted to the Commission and will require an election must comply with the reporting and disclosure requirements of the Political Reform Act of 1974.

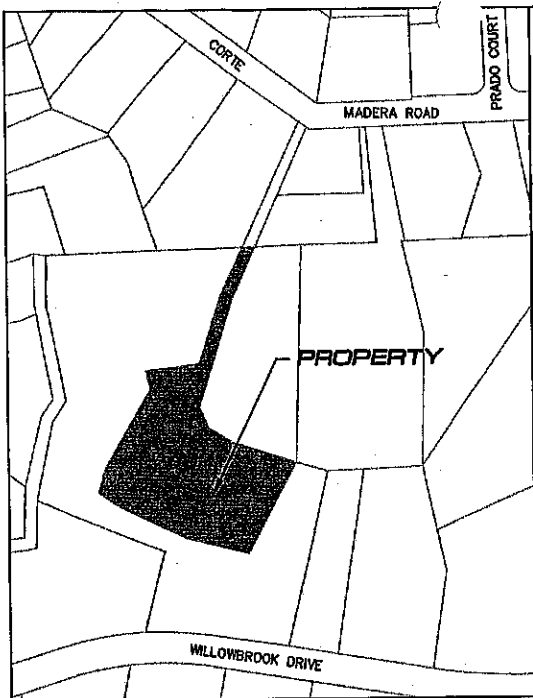
**PROPOSED ANNEXATION OF
LANDS OF DAVIS 1.23 ACRE ± PARCEL
INTO THE WEST BAY SANITARY DISTRICT**

All that real property situated in the Town of Portola Valley, County of San Mateo, State of California, as described in Instrument No. 2003-339278 recorded on December 4, 2003, Instrument No. 2003-357227 recorded on December 31, 2003, and Instrument No. 2003-357226 recorded on December 31, 2003, San Mateo County Official Records.

Portion of the Martinez Partition of a portion of El Corte Madera Rancho, more particularly described as follows:

Beginning at a point on the Northeasterly line of the H.M. Southgate Property (also known as the Fitzhugh Property) which line is also the Southwesterly line of "Map of Brookside Park -- Woodside San Mateo County California", which map was filed in the office of the Recorder of the County of San Mateo, State of California on October 4, 1926 in Liber 14 of Maps at pages 25, 26, and 27, said point lying at the intersection of the above-mentioned line with the common line between Lots 11 and 12 of said Brookside Park; thence from said point of beginning South 25°07'00" East along the said Southwesterly line of Brookside Park, a distance of 22.55 feet to the point of intersection with a line drawn parallel with the line dividing Lots 11 and 12, distant 20 feet measured at a right angle southerly therefrom; thence leaving said southwesterly line North 88°20' West 93.87 feet and South 84°20'30" West 24.55 feet to an angle point in the line of lands described in the deed from Peninsula Title Guaranty Company, a corporation, to Amabel Beaumont Green recorded August 7, 1950 in Liber 1913 of Official Records, of San Mateo County at page 395, said angle point being at the terminus of those courses designated as "North 84°20'30" East" and "North 40°25'00" East" thence continuing along the line of lands described in the deed to Green above mentioned South 84°20'30" West 156.64 feet; South 39°26'30" West 44.22 feet; South 10°16'00" West 42.72 feet; South 6° 36'00" East 109.70 feet; thence leaving the lands of Green; North 85°03'00" West 166.91 feet; North 8°40'00" West 105.83 feet; North 03°38'00" East 115.82 feet; North 10°49'00" East 34.17 feet; North 83°10'00" East 40.33 feet; South 84°08'00" East 148.67 feet; North 53°41'00" East 31.42 feet; South 30°51'00" East 81.33 feet; North 84°20'30" East 113.75 feet; and South 88°20'00" East 89.63 feet to the point of beginning.

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.



VICINITY MAP
NTS

POINT OF BEGINNING

S25°07'00"E
22.55'

LANDS OF DAVIS
2003-357227
PARCEL 1
APN: 078-130-490

LANDS OF DAVIS
2003-357227
PARCEL 3
APN: 078-130-420

LANDS OF DAVIS
2003-357227
PARCEL 1
APN: 078-130-530

LANDS OF DAVIS
2003-357227
PARCEL 2
APN: 078-130-030
1.23 ± ACRE



SCALE

1" = 60'

JUNE 5, 2006
Page 2 of 2

F&L 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

PROPOSED ANNEXATION MAP OF
THE LANDS OF DAVIS PARCEL 2
INTO THE WEST BAY SANITARY DISTRICT

