

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

June 11, 2008

TO: Members, Local Agency Formation Commission

FROM: Martha Poyatos *Martha Poyatos*
Executive Officer

SUBJECT: LAFCo File 07-17-Proposed Annexation of 1036 Los Trancos Road to the West Bay Sanitary District

Summary

This proposal, submitted by landowner petition, requests annexation a three-acre parcel with a single-family home (including fronting roadway) to West Bay Sanitary District and waiver of conducting authority proceedings. The proposal has 100% landowner consent. This is the first request for annexation following the Commission's approval of annexation of 60 properties to West Bay Sanitary District in 2006. The sewer main construction for that annexation is nearing completion and West Bay Sanitary District supports annexation of this property. Approval is recommended.

Agency and Departmental Reports

County Assessor: The net assessed valuation of the reorganization area shown in the records of the Assessor is \$296,527. The boundaries of the proposal do not divide lines of assessment or ownership.

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

County Planning: San Mateo County General Plan land use designation is low density residential (0.3 to 2.3 dwelling units per acre). Zoning is R-1/S-8, 7,500 square foot minimum lot size.

County Public Works: The territory proposed for annexation consists of 0.57 acre. The map and legal description submitted with the proposal should include roadway fronting the parcel. 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.

County Environmental Health: The West Bay Sanitary District provides the available sewer service and California Water Service Company provides water in the area. Property owners will be required to obtain a septic tank abandonment permit from San Mateo County Environmental Health Division and comply with the Health Department standards.

West Bay Sanitary District: The applicant will connect to the gravity main-line sewer that fronts the parcel. The sewer main is currently being constructed and is nearing completion. Once completed, the sewer main must be accepted by the District Board prior to connection. Connection to the main is subject to a reimbursement agreement for the Los Trancos Sewer Main Extension.

Discussion

Submitted by landowner petition, this proposal requests annexation of a single-family residential parcel to connect to sewer as part of major remodeling of the home. The parcel is located in unincorporated Los Trancos Woods south of the boundary of the Town of Portola Valley. The property is within the sphere of influence of the West Bay Sanitary District and annexation is consistent with the District's plans for extending services. As noted above, the property would connect to the Los Trancos Sewer Main currently under construction and West Bay Sanitary District requires that the sewer line be accepted by West Bay Sanitary District prior to connection. The project is exempt from the California Environmental Quality Act (CEQA) as an exempt facility, one single-family home.

Paragraph [c] of Section 56663 specifies that the Commission may waive conducting authority proceedings for annexations of uninhabited territory with 100% landowner consent. The purpose of the conducting authority proceeding is to measure landowner or voter protest within the affected territory. Paragraph [c] was added by the legislature in 1993 to streamline annexation proceedings in which landowners had already given consent to uninhabited annexation proceedings. The proponents have requested that the Commission waive the conducting authority proceedings if the proposal is approved.

Recommended Commission Action, by Resolution:

Approve LAFCo File No. 07-17--Proposed Annexation of 1036 Los Trancos Road to the West Bay Sanitary District, conditioned upon submittal of map and legal description including fronting roadway and waive conducting authority proceedings.



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:

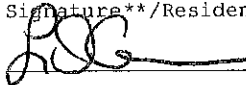

1. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc. is/are: Annexation of (1036 Los Trancos Road, Portola Valley, CA 94028/Lands of (Anderson) to 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 is/are: to provide public sewer to accommodate remodeling
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** x Owners of land (check one) within the subject territory.

Petition - Anderson

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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*
<u>12/7/07</u>	<u>Larry Anderson</u>	<u></u>	<u>/1036 Los Trancos Road, Portola Valley, CA 94028; 080-082-200</u>
<u>12/7/07</u>	<u>Mary Anderson</u>	<u></u>	<u>/1036 Los Trancos Road, Portola Valley, CA 94028; 080-082-200</u>

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

**in order to be processed as 100% land owner consent, all owners of land proposed for annexation must sign petition.

**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 1036 Los Trancos Road to West Bay Sanitary District, Uninc. Portola Valley

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?

Annexation is requested in order to provide public sewer to accommodate remodeling

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

Yes No

5. Estimated acreage: 0.75 Acres

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.	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.

On Los Trancos Road near Ramona, Los Trancos Woods, Unincorp. Portola Valley

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

Residential

3. How are adjacent lands used?

North: Residential

South: "

East: "

West: "

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

Remodel of existing residence

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

Low Density Residential

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

R1-S83

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?

LAFCo approval and West Bay Sanitary Permits

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?

* * * * *

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: Larry Anderson

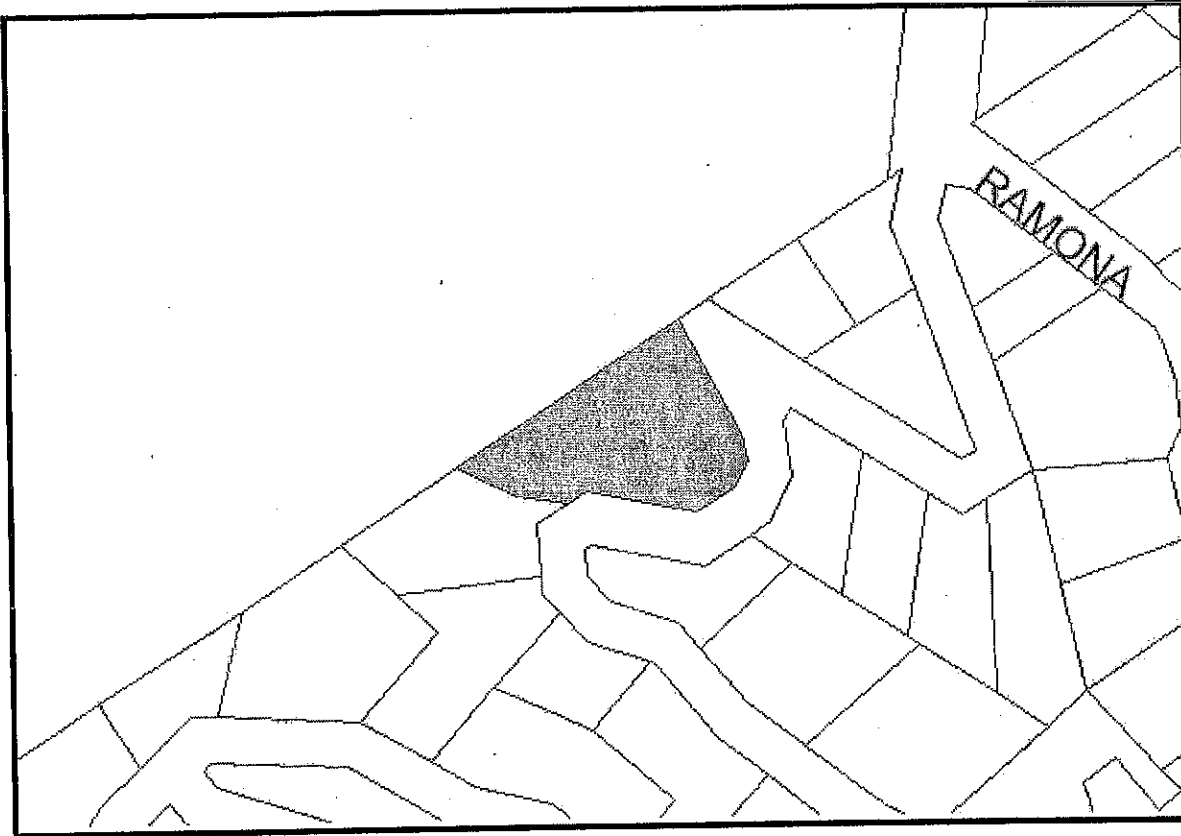
ADDRESS: 1036 Los Trancos Road, Portola Valley, CA 94028

TELEPHONE: 650-529-1160

Signature of Proponent: _____

**SELECTED
PROPERTY**

Situs: 1036 Los Trancos Rd , Portola Valley
Owner: Anderson Larry D Tr, 1036 Los Trancos Road, Portola Valley, CA, 94028-
APN: 080082200



Property Owner Summary

APN: 080082200
Parcel ID: 254918
Situs: 1036 Los Trancos Rd
City: Portola Valley
Owner: Anderson Larry D Tr

Jurisdictions

Supervisory: 3
Congressional: 14
Assembly: 21
Senatorial: 11
Election Precinct: 3420
City Name: LOS TRANCOS WOODS (UNINC)
Zip Code: 94028
Mitigation Fee Area: SOUTH COUNTY
Zoning: R-1/S-83

Tax Rate Area# 070006

GENERAL TAX RATE
 COUNTY DEBT SERVICES
 PORTOLA VALLEY ELEM GENL PUR
 PORTOLA VALLEY ELM BD SE 2001
 PORTOLA VALLEY EL REPAY ST LN
 SEQUOIA HIGH BOND SER 97 A

GENERAL COUNTY TAX
 FREE LIBRARY
 PORTOLA VALLEY EL BD SER 98
 PORTOLA VALLEY ELM BD SER 02A
 SEQUOIA HIGH GENRL PURPOSE
 SEQUOIA HIGH BOND SER 1998