

SAN MATEO

**LOCAL AGENCY FORMATION COMMISSION**

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

December 12, 2007

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

SUBJECT: LAFCo File No. 07-16--Proposed Annexation of 140 Meadowood (Lands of Hilderbrand) to the West Bay Sanitary District, waiver of conducting authority proceedings and subsequent annexation to the On-Site Wastewater Disposal Zone District (1.01 acre)

Summary

By landowner petition, this proposal requests annexation of a 1.01 acre parcel with a single-family home (including fronting roadway) to West Bay Sanitary District in anticipation of expansion of the existing residence. The proposal has 100% landowner consent. The annexing territory is within the sphere of influence of West Bay Sanitary District and located at 140 Meadowood near Westridge and Cervantes. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$2,500,000. The boundaries of the annexation as proposed 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 1.01 acre. The map and legal description do not meet the State Board of Equalization requirements. 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 extension of forcemain that terminates at 130 Meadowood and grinder pump system to connect residence to forcemain. Proponents are responsible for all permitting, installation and construction costs. Annexation to the On-Site Waste Water Disposal Zone will also be required.

Recommendation: Approval

Report and Recommendation:

This proposal has been submitted by landowner petition in order to connect to public sewer in anticipation of expansion of the existing residence. The territory proposed for annexation is located in the Town of Portola Valley on Peak Lane west of I-280. 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)

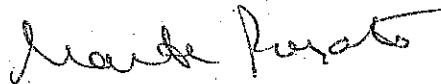
Sections 6960.3 and 6974 of the Health and Safety Code governing sanitary districts require LAFCo approval for formation of, or annexation to, an on-site wastewater disposal zone (Zone) in counties in which LAFCo has adopted Rules and Regulations Affecting the Functions and Services of independent special 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

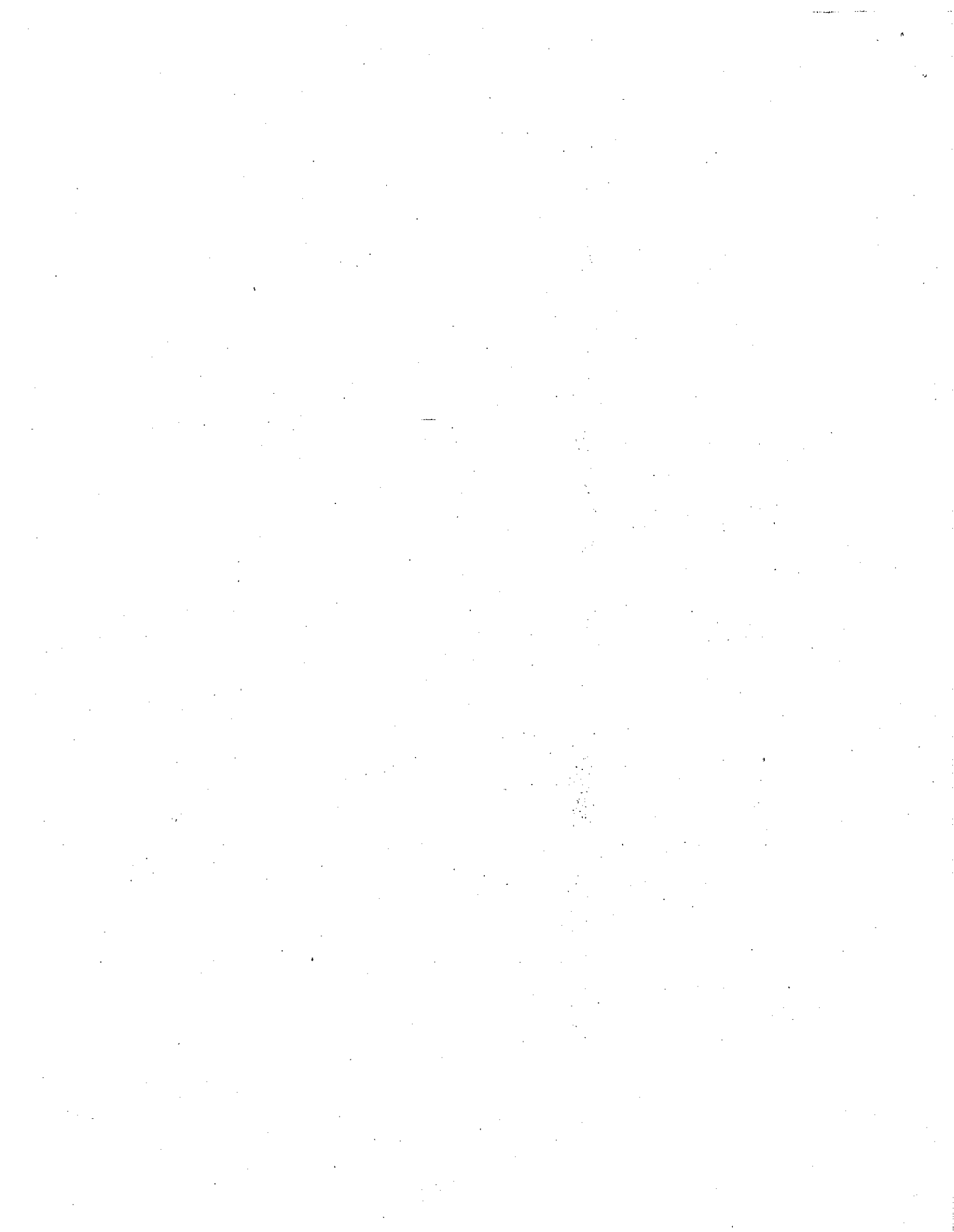
Paragraph [c] of Section 56663 specifies that the Commission may waive conducting authority proceedings for annexations of uninhabited territory with 100% landowner consent provided no objection is submitted from the subject agencies. The purpose of the conducting authority proceeding is to measure landowner 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.07-14--Proposed Annexation of 10 Peak Lane (Lands of Kelly) to the West Bay Sanitary District, waiver of conducting authority proceedings and subsequent annexation to the On-Site Waster Water Disposal Zone.

Respectfully submitted,



Martha Poyatos
Executive Officer



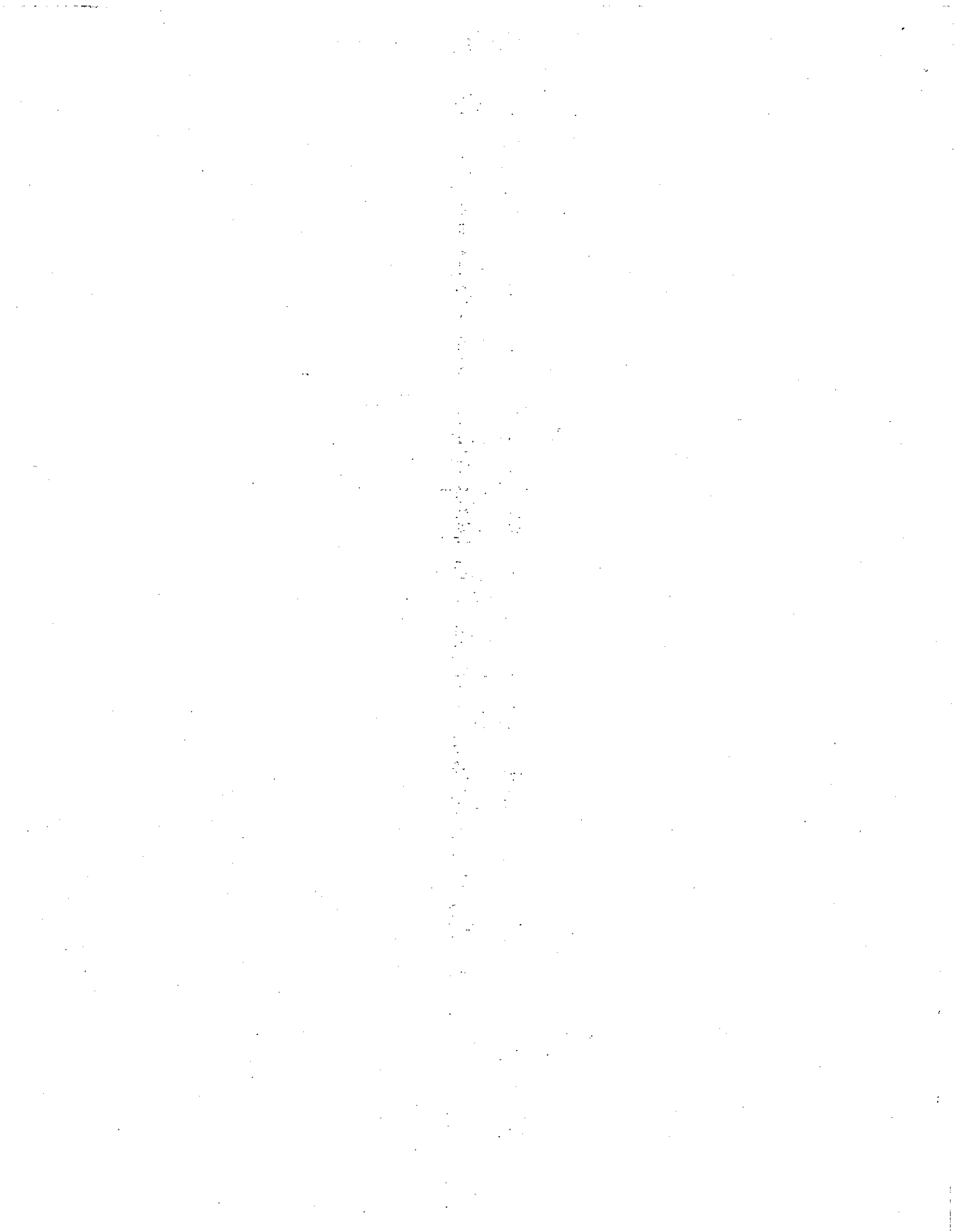
PETITION
FOR PROCEEDINGS PURSUANT TO
THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF
2000

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 (140 Meadowood Drive, Portola Valley/Lands of Hilderbrand) 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) 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 (annexation, detachment, reorganization, etc.) is/are:

abandon existing antiquated septic system and connect to public sewer in anticipation of expanding residence.
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 - Hilderbrand

Page 2 of 2

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>11/1/07</u>	<u>Rebecca J. Hilderbrand</u>	<u>Rebecca J. Hilderbrand</u>	<u>077-300-120</u>
<u>10/29/07</u>	<u>Rebecca J. Hilderbrand</u>	<u>[Signature]</u>	<u>077-300-120</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 140 Meadowood Drive, Portola Valley (lands of Hilderbrand) 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? (Please explain whether annexation responds to failed or inadequate septic system or to connect to sewer to serve new construction).

Annexation is requested in order to accommodate remodel and expansion of existing home currently on septic

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

Yes No

5. Estimated acreage: 1.014

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.

Subject property located at 140 Meadowood Drive
 nearest major collector streets are
 Westridge Drive and Cervantes Road.

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

Single Family Residential

3. How are adjacent lands used?

North: Residential

South: Residential

East: Residential

West: Residential

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? (Contact Town of Portola Valley for this info)

Low Intensity Residential Area

6. What is the existing zoning designation of the subject territory? (Contact Town of Portola Valley for this info)

R-E/1A/SD-1a : (Residential-Estate/one acre minimum lot size / Slope Density Table 1a)

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

Existing single family residence established prior to Town's incorporation in 1964.

8. What additional approvals will be required to proceed?

Town Planning and Building Permit review for proposed addition - remodel.
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?

N/A

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: Rebecca Hilderbrand

ADDRESS: 451 La Mesa Dr.
Portola Valley, CA 94028

ATTN: _____

TELEPHONE: (650)926-9491

Rebecca Hilderbrand
Signature of Proponent

M. H. Hill

LEGAL DESCRIPTION

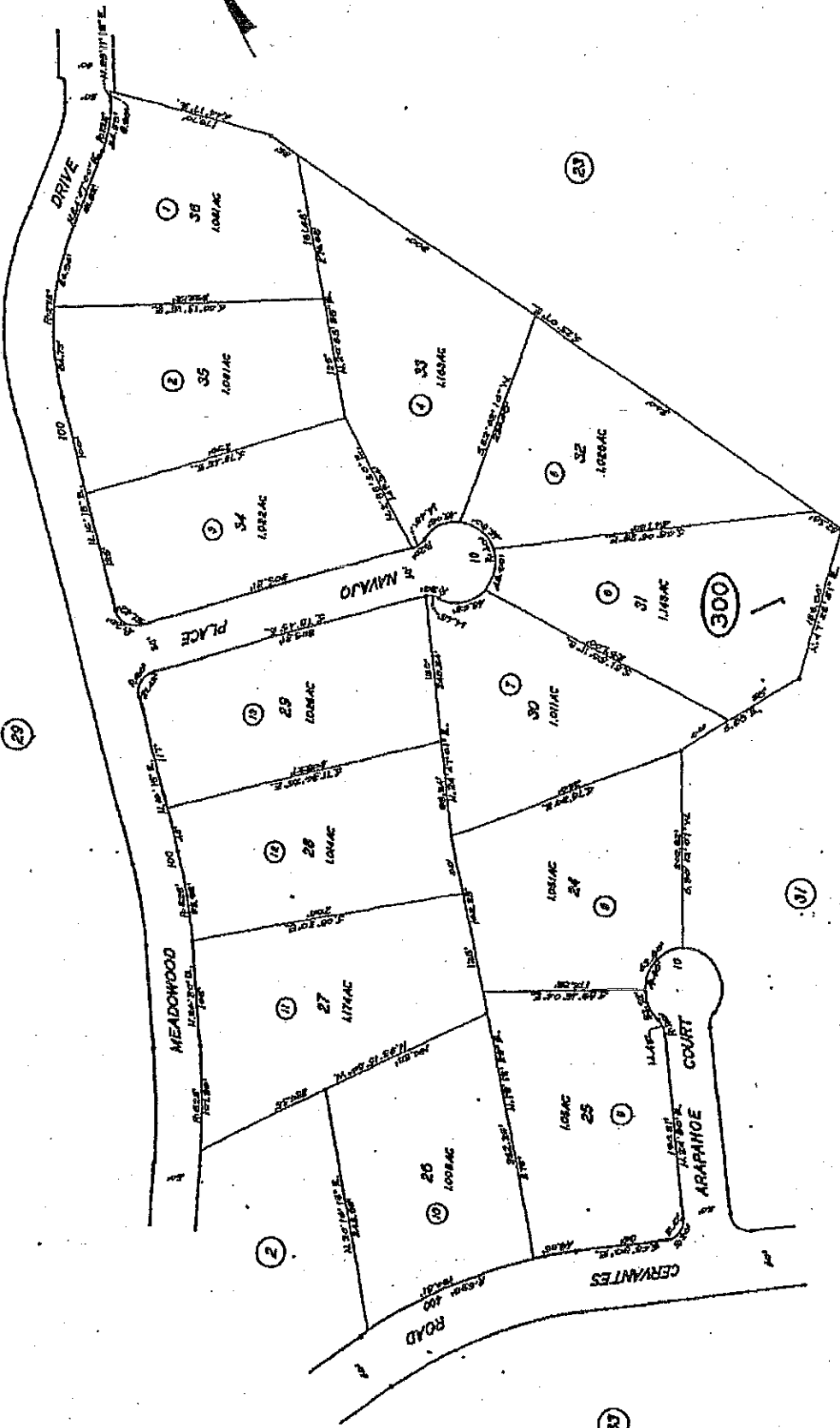
Real property in the City of PORTOLA VALLEY, County of SAN MATEO, State of CALIFORNIA,
described as follows:

LOT 28, IN BLOCK 1 AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 774
ARROWHEAD MEADOWS UNIT NO. 4, BEING A PORTION OF RANCHO EL CORTE MADERA, SAN
MATEO COUNTY, CALIFORNIA", FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN
MATEO COUNTY, STATE OF CALIFORNIA ON MARCH 17, 1959, IN BOOK 50 OF MAPS AT PAGES
45 TO 48.

APN: 077-300-120



THIS MAP SHOULD BE USED FOR REFERENCE PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN-PARCELS MAY VARY 5000 XYT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



ARROWHEAD MEADOWS NO. 4 RSM 50/45-48

ASSESSOR'S MAP COUNTY OF SAN MATEO CALIF.