



LOCAL AGENCY FORMATION COMMISSION

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

Corrected: December 6, 2001

TO: San Mateo County
 West Bay Sanitary District
 Los Trancos County Water District
 Woodside Fire Protection District
 Midpeninsula Open Space District
 San Mateo County Mosquito Abatement District
 Los Trancos Woods Community Association
 Vista Verde Community Association
 Town of Portola Valley

SUBJECT: LAFCo File No. 01-14--Proposed Annexation of the lands
 of Los Trancos Woods Group (53 properties) to the West
 Bay Sanitary District

Notice is hereby given that an application for the proposed change of organization listed above has been received by the San Mateo Local Agency Formation Commission. The application involves **14.53 acres** of land located in unincorporated Los Trancos Woods and includes 53 non-contiguous parcels bounded by the Town of Portola Valley boundary, Lake Road and the Santa Clara County boundary. The proposal consists of the following proposed organizational changes:

City or District

Change of Organization

West Bay Sanitary District

Annexation

The proposal was submitted by West Bay Sanitary District on behalf of the property owners. The corrected map and parcel list are attached for your information. Please submit comments to the LAFCo office by **January 10, 2002** to assure your input to preparation of the Executive Officer's Report. If you have any questions about this proposal, please contact this office.

Martha M. Poyatos
 Executive Officer

Corrected Map Attached

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

A. GENERAL INFORMATION

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

Proposed annexation 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

 x 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 receive sanitary sewer service from West Bay Sanitary District. No sewer service currently available

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

 x Yes No

5. Estimated acreage: **14.528 combined acreage (Exhibit C)**

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.

<u>SERVICE</u>	<u>PRESENT</u>	<u>PROPOSED</u>	<u>FUNDING SOURCE</u>	
	<u>SOURCE</u>	<u>SOURCE</u>	<u>CONSTRUCTION</u>	<u>OPERATING</u>
<u>Sewer</u>	<u>None</u>	<u>West Bay S.D.</u>	<u>Proponent</u>	<u>Fees</u>

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.

Parcels are located in unincorporated San Mateo County, adjacent to Santa Clara County bounded by Carmel Way and Chiquita Court on the east and Lake Road on the west.

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

See Exhibit D (Final Initial Study Lost Trancos Woods Service Area Annexation Project, July 2001)

3. How are adjacent lands used?

North: See Exhibit D - residential

South: See Exhibit D "

East: See Exhibit D "

West: See Exhibit D "

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?

See Exhibit D single family residential

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

See Exhibit D R-1/S-8

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

Initial study/mitigated negative declaration, prepared July 2001

8. What additional approvals will be required to proceed?

LAFCo

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: West Bay Sanitary District
ADDRESS: 500 Laurel Street
Menlo Park, CA 94025

PHONE: 650-321-0384

ATTN: Tim Clayton, District Manager


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:

<u>Affected Agency</u>	<u>Resolution No.</u>	<u>Date Adopted</u>
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WBSD

2. Does this application have 100% consent of landowners in the affected area?
 Yes No (If yes, include proof of consent.)

PLAN FOR PROVIDING SERVICES

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

Sanitary sewer service

2. Describe the level and range of those services.

Residential sanitary sewer service

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

Upon completion of construction or sewer mains

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.

The construction of approximately 7000' of 8" gravity sewer including manholes and lateral cleanouts.

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

All construction to be financed by property owners.

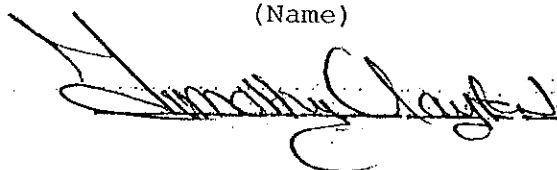
6. In as much detail as required to give a clear explanation, explain why this proposal is necessary at this time.

To provide sanitary sewer service and abandon existing failing septic/leach field systems.

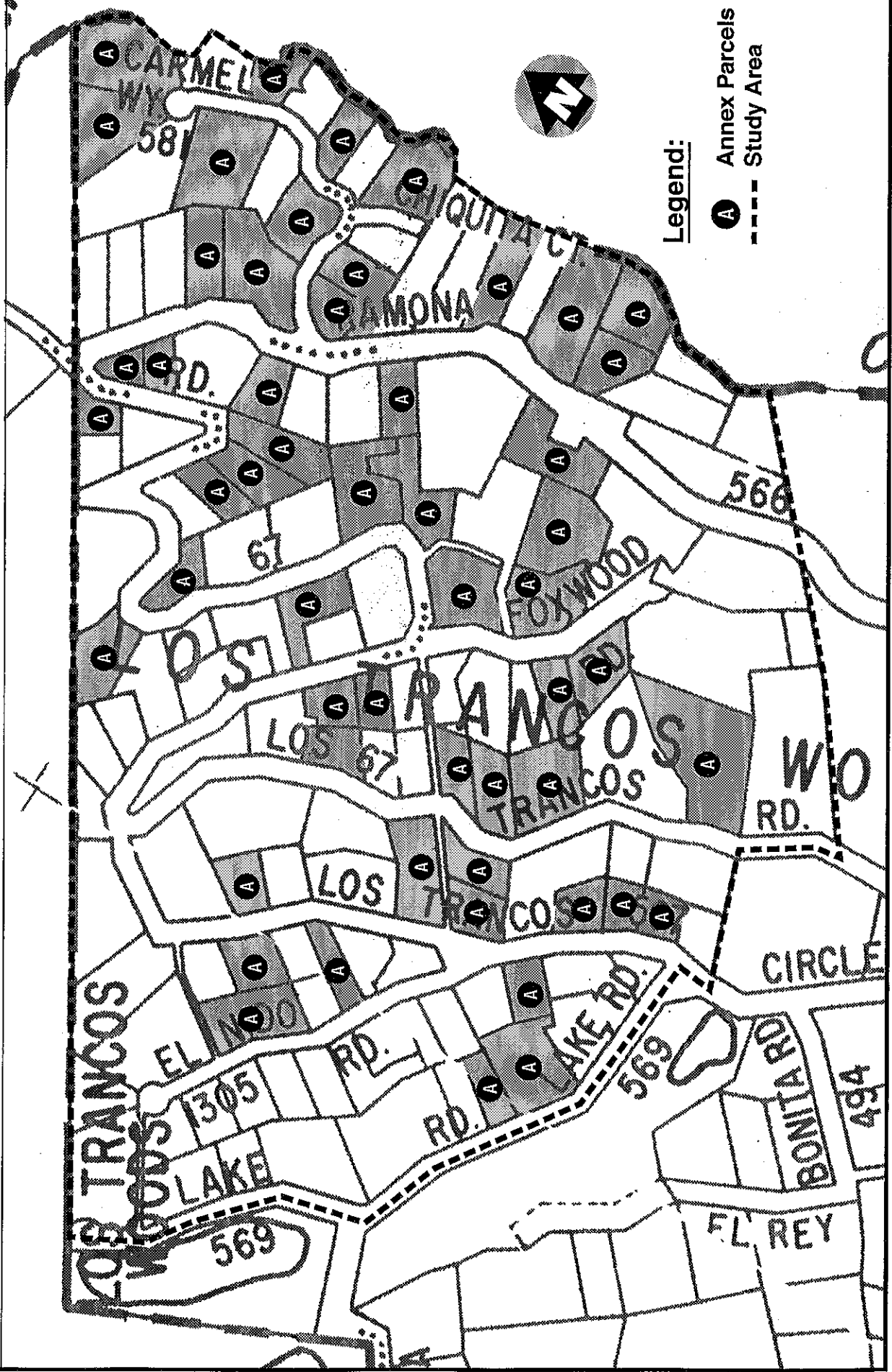
This section completed by

(Name)

(Title)

 District Manager

Los Trancos Woods Sewer Annexation Project



**LOS TRANCOS WOODS GROUP
ANNEXATION INTO THE WEST BAY SANITARY DISTRICT**

Appl. #	APN	Address	Lands of	Acreage
1	080-085-080	143 Carmel Way	Adams	0.5620
2	080-092-110	1207 Los Trancos Rd	Avilla Trust	0.2200
3	080-085-370	127 Ramona Rd	Beasley	0.1800
4	080-084-280	1087 Los Trancos	Bekin	0.3056
5	080-084-020	108 Ramona	Burns	0.1140
6	080-084-200	134 Ramona	Chabot	0.1920
7	080-084-130	1051 Los Trancos	Coons/Sissoon	0.1880
8	080-081-110	1185 Los Trancos	Courtney/Watts	0.3025
9	080-100-310	151 Ramona	Cowperthwaite	0.1607
10	080-084-010	106 Ramona	Daane	0.1190
11	080-082-230	1074 Los Trancos	Dake	0.2890
12	080-085-060	111 Carmel Way	Duncan ✓	0.3300
13	080-085-360	120 Carmel Way	Duncan ✓	0.4310
14	080-085-230	136 Carmel Way	Foster	0.1370
15	080-084-160	1023 Los Trancos Rd	Furda	0.2640
16	080-072-540	115 Lake Rd	Glenn	0.4750
17	080-085-340	115 Ramona Rd	Hardy, I	0.2270
18	080-100-300	143 Ramona Rd	Hardy, N	0.1102
19	080-084-270	1083 Los Trancos Rd	Haviger	0.3866
20	080-091-100	143 Los Trancos Rd	Huetter	0.1830
21	080-091-090	155 Los Trancos Circle	Jensen, J	0.1670
22	080-084-180	1031 Los Trancos Rd	Jensen	0.1990
23	080-101-120	125 Foxwood Road	Kelley/Levaggi	0.3140
24	080-092-190	1203 Los Trancos Rd	Kemper	0.1934
25	080-092-100	1215 Los Trancos Rd	Kingman	0.4950
26	080-082-210	1044 Los Trancos Rd	Koerner	0.2890
27	080-101-050	152 Ramona Rd	Kostrikin/Spurllock	0.4290
28	080-072-530	144 Los Trancos Circle-Lot 143	Larner/Jokobsen	0.1822
29	080-085-150	128 Carmel Way	Lewis/Vincent	0.1690
30	080-085-380	131 Ramona Rd	Loufas	0.2100
31	080-091-110	151 Los Trancos Circle	Loutan	0.1520
32	080-101-130	115 Foxwood	Lowin	0.5180
33	080-083-020	1008 Los Trancos Rd-Lot 37	Markley	0.1490
34	080-085-110	144 Carmel Way	McIntyre	0.5440
35	080-072-280	125 Lake Road	McMurtrey	0.2098
36	080-072-030	124 Los Trancos Circle	Neilsen	0.1810
37	080-085-350	103 Carmel Way	Nelson/Davis	0.4200
38	080-072-420	132 Los Trancos Circle	Nightingale	0.1890
39	080-073-050	1196 Los Trancos Rd	Nybo	0.3090
40	080-085-100	151 Carmel Way	Pease	0.4290
41	080-092-150	116 Foxwood Road	Rasch	0.1900

**LOS TRANCOS WOODS GROUP
ANNEXATION INTO THE WEST BAY SANITARY DISTRICT**

Appl. #	APN	Address	Lands of	Acreage
42	080-100-250	163 Ramona Rd	Reeves	0.2890
43	080-084-170	1033 Los Trancos Rd	Sefcik	0.1760
44	080-091-010	1204 Los Trancos Rd	Sovereign	0.1900
45	080-100-240	159 Ramona	Staprans	0.3710
46	080-091-080	159 Los Trancos Circle	Swander	0.1670
47	080-084-040	1019 Los Trancos Rd	Twiss	0.2140
48	080-081-040	1111 Los Trancos Rd	Uridel	0.1400
49	080-101-110	1091 Los Trancos Rd	VanHauser	0.2000
50	080-092-160	124 Foxwood Rd	Weiss	0.2840
51	080-092- 120 ²¹⁰	1227 Los Trancos Rd	Wickersham	0.8500
52	080-073-080	123 Los Trancos Circle	Wood	0.2040
53	080-072-100	270 El Nido Rd-Lots 127/128	Zhang	0.3280
			TOTAL ACREAGE:	14.5280