

**LOCAL AGENCY FORMATION COMMISSION**

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

May 14, 2008

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

SUBJECT: LAFCo File No. 08-03-Proposed Annexation of 888/886
Portola Road (Lands of Douglas) to the West Bay
Sanitary District and waiver of conducting authority
proceedings (0.26 acre)

Summary

This proposal, submitted by landowner petition, requests annexation a 0.26 acre parcel with an existing commercial building and single-family residence to West Bay Sanitary District to comply with the condition of a use permit issued by the Town of Portola Valley. The proposal has 100% landowner consent and waiver of conducting authority proceeding is requested. The annexing territory is within the boundaries of the Town of Portola Valley at 888/886 Portola Road. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$601,019. 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 map and legal description submitted with the proposal do not meet 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. It is recommended that approval be conditioned on submittal of map and legal description.

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 (1 to 2 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 a lateral connecting to an existing sewer main in Road Road. Proponents are responsible for all permitting, installation and construction costs and reimbursement fees under existing reimbursement agreements.

Recommendation: Approval

Report and Recommendation:

This proposal, submitted by landowner petition, requests annexation in order to abandon the existing septic system to connect to sewer to comply with the condition of Town of Portola Valley use permit. The territory proposed for annexation is located in the Town of Portola Valley on Portola Road approximately two miles north of Alpine Road.

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.

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 no opposition from affected 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.

Recommended Commission Action, by Resolution: Approve LAFCo File No. 08-03--Proposed Annexation of 888/886 Portola Road (Lands of Douglas) to the West Bay Sanitary District and waiver of conducting authority proceedings.

Respectfully submitted,



Martha Poyatos
Executive Officer

Attachments

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 888-886 Portola Road 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) 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:

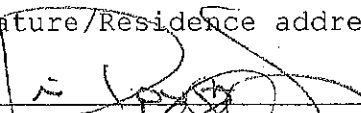

7. The proposed annexation is requested to be made subject to the following terms and conditions: None

8. The persons signing this petition have signed as:

 registered voters **or** x Owners of land (check one) within the subject territory.

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*
3/14/08	Lisa Douglas		076-261-020
3/17/08	Michael Douglas		

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

**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 888-886 Portola Road, 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?

To connect existing commercial building and small residence to public sewer to comply with condition of use permit issued by Town of Portola Valley

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

Yes No

5. Estimated acreage: 0.26 acre

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
<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.

Portola Road approximately 2 miles north of Alpine

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

Residential and commercial

3. How are adjacent lands used?

North: commercial

South: commercial

East: commercial

West: commercial

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

No, annexation is condition of use permit

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

Commercial

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

commercial

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?

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?

None

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, property is built to the density allowed

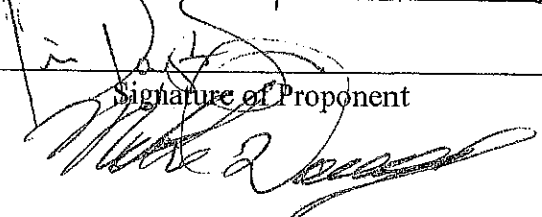
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Michael + Lisa Douglas

ADDRESS: 490 Moore Road
Woodside CA. 94062

ATTN: _____

TELEPHONE: 650/529 9663

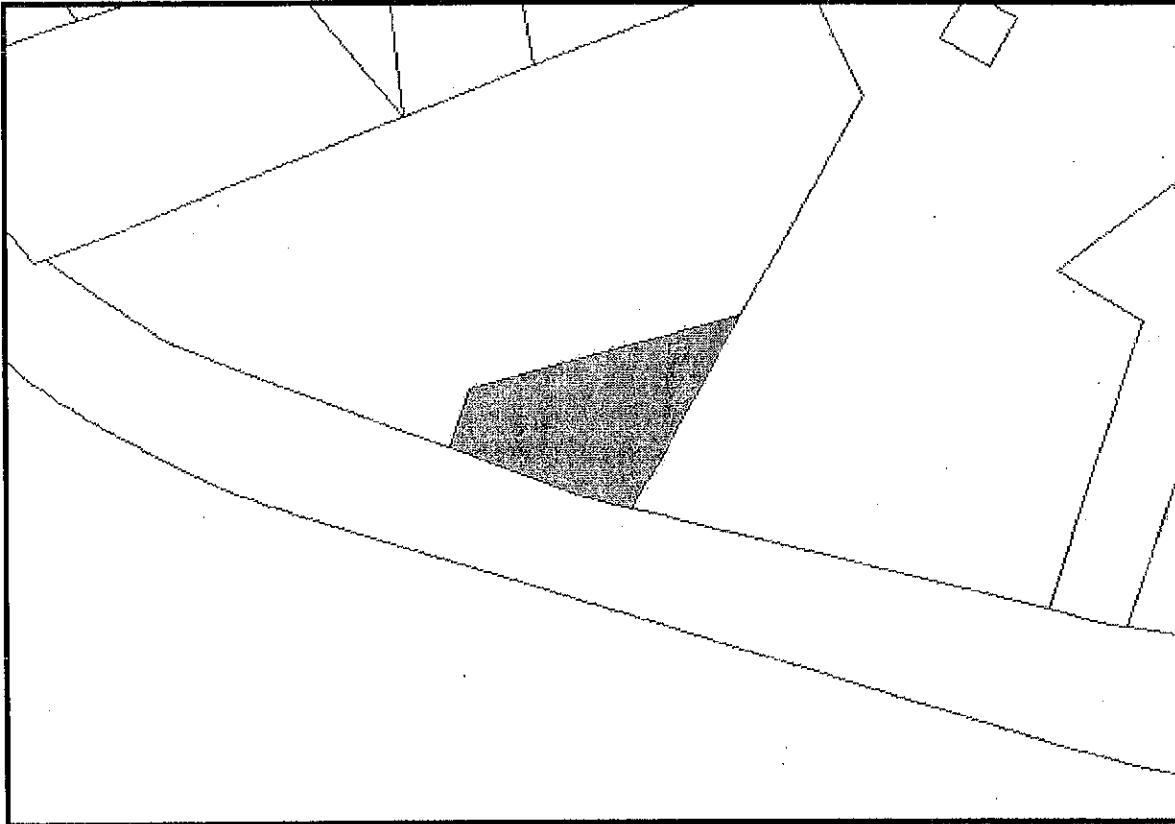


Signature of Proponent

Applica_blk.doc
(10/6/2000)

**SELECTED
PROPERTY**

Situs: 886 Portola Rd , Portola Valley
Owner: Douglas Mike Tr, 490 Moore Rd, Woodside, CA, 94062--1107
APN: 076261020



Property Owner Summary

APN: 076261020
Parcel ID: 252509
Situs: 886 Portola Rd
City: Portola Valley
Owner: Douglas Mike Tr

Jurisdictions

Supervisorial: 3
Congressional: 14
Assembly: 21
Senatorial: 8
Election Precinct: 3901
City Name: PORTOLA VALLEY
Zip Code: 94028
Mitigation Fee Area: None Assigned
Zoning: NO DATA ASSIGNED

Tax Rate Area# 019000

GENERAL TAX RATE
COUNTY DEBT SERVICES
TOWN OF PORTOLA VALLEY
PORTOLA VALLEY ELEM GENL PUR
PORTOLA VALLEY ELM BD SE 2001
PORTOLA VALLEY EL REPAY ST LN

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

SEQUOIA HIGH BOND SER 97 A
SEQUOIA HIGH BOND SER 1999
SEQUOIA HI BOND SER 02 B
SEQUOIA UNION HI. BND SER 2005
SEQUOIA HI 2005 RFND BND ISSUE
SEQUOIA HI RFND SER 2007
SM JR COLLEGE BD 2002
SM JR COLL BOND 2001 SER C
SAN MATEO COMM COLL 2005 SER B
SAN FRANCISQUITO CRK FLD ZN 2
BAY AREA AIR QUALITY MANAGEMEN
MOSQUITO ABATEMENT
COUNTY EDUCATION TAX

SEQUOIA HIGH BOND SER 1998
SEQUOIA HIGH BD SER 02 A
SEQUOIA HI REFUND SER 03 A
SEQUOIA HIGH 2005 RFND BND ISS
SEQUOIA HI BOND 2005 SER B
SM JR COLLEGE GEN PUR
SM JR COLL BOND SER 2005 B
SM JR COLL BOND 2006 SER A
WOODSIDE FIRE DISTRICT
MIDPENINSULA REG. OPEN SPACE
COUNTY HARBOR DISTRICT
SEQUOIA HOSPITAL DISTRICT

Print

