

**LOCAL AGENCY FORMATION COMMISSION**

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

December 13, 2006

TO: Members, Formation Commission

FROM: Martha Poyatos *M. Poyatos*  
Executive Officer

SUBJECT: LAFCo File No. 06-06--Proposed Annexation of 250  
Alamos, Portola Valley (Lands of Truong & Garcia) to  
the West Bay Sanitary District and Waiver of Conducting  
Authority Proceedings  
(3.88 acres)

**Summary**

This application was submitted by landowner petition and requests annexation to West Bay Sanitary District of one developed, residential parcel to provide sewer service to a single-family residence and abandon existing septic system. The annexing parcel is located at 250 Alamos in the Town of Portola Valley. The proposal has 100% landowner consent and waiver of conducting authority proceedings is requested. Commission approval is recommended.

**Departmental Reports**

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$1,993,000. 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 territory proposed for annexation consists of 3.88 acres +/- . The map and legal description required by the State Board of Equalization (not yet submitted) should include roadway fronting property.

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 San Mateo County Environmental Health Department.

Staff Report from Town of Portola Valley: The Town's General Plan designation is low intensity residential and zoning is residential estate, 2.5 acre minimum. An encroachment permit for work within public right-of-way 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 and obtain and record Grant Deed of Easement from owner of adjacent property on Alpine Road in order to connect to existing sewer main in Alpine Road. Connection to sewer main in Alpine Road does not require annexation to the On-Site Wastewater Disposal Zone. Upon completion of the annexation process, in addition to submittal of recorded grant deed of easement, applicant will be required to pay West Bay connection fee, Class 1A. Upon Board acceptance of work sewer charges will be billed on property tax bill.

Recommendation: Approval

#### California Environmental Quality Act

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 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 conditions:

As noted above, sewer connection is dependent upon the property owner obtaining an easement from the adjacent property that would allow connection to the existing sewer main in Alpine Road.

A map and legal description meeting the requirements of the State Board of Equalization is also required.

It is recommended that LAFCo approval be conditioned upon submittal a record grant deed of easement and a map and legal description that meets the requirements of the California State Board of Equalization.

**Recommended Commission Action, by Resolution:** Approve LAFCo File No. 06-06--Proposed Annexation of 250 Alamos (Lands of Truong & Garcia) to the West Bay Sanitary District, conditioned upon submittal a recorded grant deed of easement as specified by West Bay Sanitary District and a map and legal description that meets requirements of State Board of Equalization, and waive conducting authority proceedings.





# LOCAL AGENCY FORMATION COMMISSION

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

Oct. 27, 2006

TO: San Mateo County  
 West Bay Sanitary District  
 Town of Portola Valley  
 Woodside Fire Protection District  
 County Office of Education

SUBJECT: 06-06 - Proposed Annexation of 250 Alamos (Lands of Truong & Garcia) to the West Bay Sanitary District (3.8 acres)

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 3.8 acres located at 250 Alamos in the Town of Portola Valley. The proposal consists of the following proposed organizational changes:

City or District

Change of Organization

West Bay Sanitary Dist.

Annexation

The proposal application, map and legal description are attached for your information. Please submit comments to the LAFCo office by November 13, 2006 to assure your input to preparation of the Executive Officer's Report. If you have any questions about this proposal, please contact this office.

A handwritten signature in black ink, appearing to read 'Martha Poyatos'.

Martha Poyatos  
 Executive Officer



**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 250 Alamos Road to the West Bay Sanitary District

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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 abandon existing septic system and connect home to public sewer

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

Yes  No

5. Estimated acreage: 3.8

**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

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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.

250 Alamos Road near Ash Lane in Town of 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?

No. Subject property will remain to be  
a single unit residential.



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?

Residential Estate, 2.5 acres per dwelling unit

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, San Mateo County Environmental Health, West Bay Sanitary Dist., Encroachment permit from Town Engineer

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: Hen Truong

ADDRESS: 250 Alamos Road

ATTN: Portola Valley

CA 94028

TELEPHONE: 650 - 714-6696

[Signature] 10/10/06  
Signature of Proponent / DATE



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

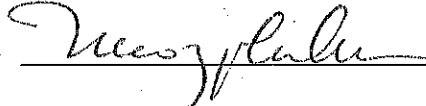
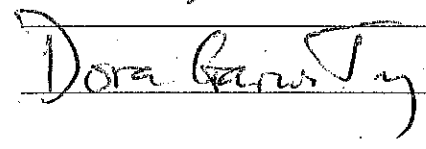
The undersigned hereby petition(s) the Local Agency Formation Commission of San Mateo County for approval of a proposed change of organization or reorganization, and stipulate(s) as follows:

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 250 Alamos Rd. (Lands of Truong) 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 (annexation, detachment, reorganization, etc.) is/are:  
**abandon existing septic system and connect existing residence to public sewer**
7. The proposed annexation is requested to be made subject to the following terms and conditions:
8. The persons signing this petition have signed as:  
 registered voters or  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):

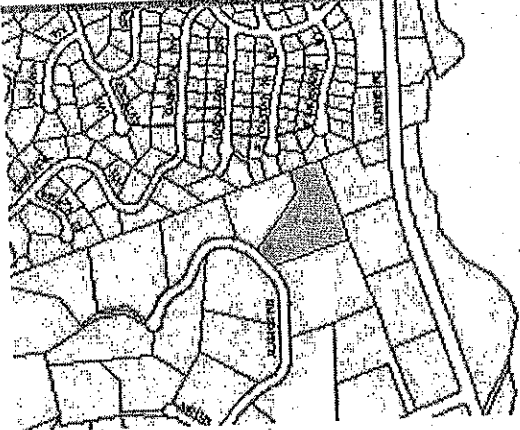
Date:	Printed Name:	Signature/Residence address	APN*
10/12/06	Hen Truong	 250 Alamos Road Portola Valley, CA 94028	
10/10/06	Dora Garcia Truong	 250 Alamos Road Portola Valley, CA 94028	

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





**CURRENT INFORMATION**



**Property Use Details**

**SINGLE FAMILY RES (01)**

Land Area (sq. ft.): 0  
Year Built: 1952  
Base Area (sq. ft.): 1920  
Total Rooms: 5  
No. of Bedrooms: 2  
No. of Bathrooms: 2.5

**Summary of Property Details**

APN: 077271140  
Owner 1: Truong Hen P Tr  
Owner 2: Garcia Dora M Tr  
Care Of:  
Owner Address: 250 Alamos Rd  
Portola Valley CA  
94028-  
Situs Address: 250 Alamos Rd  
Portola Valley  
Legal Description: SELY 3.881 AC MOL OF LOT 23 WESTRIDGE  
NO 2 RSM 28/37 38 39 40  
District: 2  
Neighborhood: 029B

Secured Assessment Roll: 2006-1

Assessee Details

Assessment Values

Assessment Details

