

SAN MATEO

**LOCAL AGENCY FORMATION COMMISSION**

455 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. 08-02-Proposed Annexation of 3510 Alpine Road (Lands of Hemington) to the West Bay Sanitary District and waiver of conducting authority proceedings (3 acres)

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. The annexing territory is within the boundaries of the Town of Portola Valley at 3510 Alpine Road. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$2,448,000. 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 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 Alpine Road. Proponents are responsible for all permitting, installation and construction costs.

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 serve proposed new residence. The territory proposed for annexation is located in the Town of Portola Valley on 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. 08-02--Proposed Annexation of 3510 Alpine Road (Lands of Hemington) to the West Bay Sanitary District and waiver of conducting authority proceedings.

Respectfully submitted,



Martha Poyatos
Executive Officer

Attachments

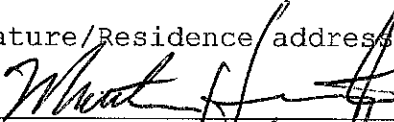
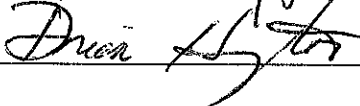
PETITION
FOR PROCEEDINGS PURSUANT TO
THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF
2000

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 to West Bay Sanitary District to connect proposed new single family home to sewer at 3510 ALPINE ROAD, PORTOLA VALLEY
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. *See attached Survey*
4. The territory(ies) included in the proposal is/are:
 inhabited (12 or more registered voters) Uninhabited
5. This proposal 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: *to connect proposed new single family home to sewer at 3510 ALPINE ROAD, PORTOLA VALLEY*
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.

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*
03/07/08	MATTHEW HEMINGTON	 185 Hanna	077-273-060
03/07/08	DORIAN HEMINGTON	 Menlo Park CA 94025 185 Hanna Menlo Park CA 94025	

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

3510 ALPINE ROAD
PORTOLA VALLEY, CA
APN # 077-273-060

**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 to West Bay Sanitary District for connection
of sewer to new single family home at
3510 ALPINE ROAD, PORTOLA VALLEY, CA

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 to West Bay Sanitary District to connect
sewer to new single family home at
3510 ALPINE ROAD, PORTOLA VALLEY, CA

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

Yes No

5. Estimated acreage: 3

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>Police</i> <i>(example)</i>	<i>Co. Sheriff</i>	<i>City Police</i>	<i>N/A</i>	<i>Taxes</i>
<i>Sewer</i> <i>(example)</i>	<i>None</i>	<i>City of...</i>	<i>Proponent</i>	<i>Fees</i>
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.

3510 ALPINE Road near Westridge in
PORTOLA VALLEY

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

Private Residence

3. How are adjacent lands used?

North: Private Residence

South: ✓ ✓

East: ✓ ✓

West: ✓ ✓ / STANFORD LANDS

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

To facilitate sewer connection to one single
family home at 3610 ALPINE ROAD Portola Valley

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 1/2 acre minimum lot

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

Building Permits from TOWN of PORTOLA VALLEY

8. What additional approvals will be required to proceed?

Approval from LAFCo
West Bay Sanitary District Permit
ENCROACHMENT Permit - Town of Portola Valley

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: MATTHEW HEMINGTON / DORIAN HEMINGTON

ADDRESS: 185 Hanna Menlo Park CA 94025

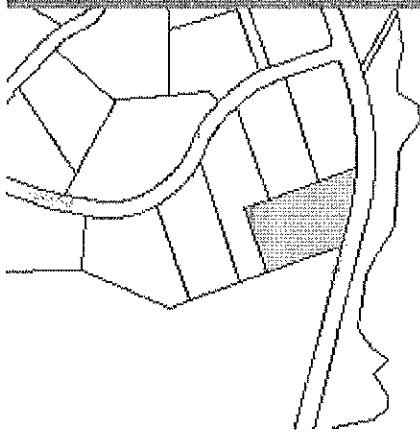
TELEPHONE: 650-325-3921

ATTN: _____

Matthew Hemington
Signature of Proponent

Dorian Hemington

CURRENT INFORMATION



Property Use Details

SINGLE FAMILY RES (01)

Land Area (sq. ft.): 0
 Year Built: 1950
 Base Area (sq. ft.): 1870
 Total Rooms: 6
 No. of Bedrooms: 3
 No. of Bathrooms: 3

Summary of Property Details

APN: 077273060
Owner 1: Hemington Matthew Brien Tr
Owner 2: Hemington Dorlan Leigh Tr
Care Of: Hemington Trust
Owner Address: 3510 Alpine Rd
 Portola Valley CA
 94028--7747
Situs Address: 3510 Alpine Rd
 Portola Valley
Legal Description: LOT 5 WESTRIDGE SUB NO 1 RSM 28/20
 21 22
District: 2
Neighborhood: 029B

Secured Assessment Roll: 2007-1

Assessee Details		Assessment Values		Assessment Details	
Owner 1:	HEMINGTON MATTHEW BRIEN TR	Land:	\$2,350,000	Assessment Type:	Annual
Owner 2:	HEMINGTON DORIAN LEIGH TR	Temp Land:		Temp Code:	
Care Of:	HEMINGTON TRUST	Root:		Notice Date:	06/27/2007
Owner Address:	3510 ALPINE RD PORTOLA VALLEY, CA 94028-7747	Min/Mineral:		Change #:	
Document Number:	2006118287	Improvements (Structure):	\$50,000	TRA:	019000
		Temp Improvements (Structure):		PUC:	01
		Fixtures:		PUC Description:	Single Family Residence
		Total Gross:	\$2,400,000		
		Total Temp:			
		Exemption - Home Owner:			
		Exemption - Other:			
		Net Assessed:	\$2,400,000		

Current Jurisdictions

Supervisorial: 3
Congressional: 14
Assembly: 21
Senatorial: 8
Election Precinct: 3905
City Name: PORTOLA VALLEY
Zip Code: 94028
Mitigation Fee

Current Tax Rate Area #019000

GENERAL TAX RATE	GENERAL COUNTY TAX	COUNTY DEBT SERVICES
FREE LIBRARY	TOWN OF PORTOLA VALLEY	PORTOLA VALLEY DEBT SERVICES
PORTOLA VALLEY ELEM GENL PUR	PORTOLA VALLEY EL BD SER 98	PORTOLA VALLEY ELM BD SE 2001
PORTOLA VALLEY ELM BD SER 02A	PORTOLA VALLEY EL REPAY ST LN	SEQUOIA HIGH GENRL PURPOSE
SEQUOIA HIGH BOND SER 97 A	SEQUOIA HIGH BOND SER 1998	SEQUOIA HIGH BOND SER 1999
SEQUOIA HIGH BD SER 02 A	SEQUOIA HI BOND SER 02 B	SEQUOIA HI REFUND SER 03 A
SEQUOIA UNION HI. BND SER	SEQUOIA HIGH 2005 RFND	SEQUOIA HI 2005 RFND BND

Area: None Assigned	2005	BND ISS	ISSUE
	SEQUOIA HI BOND 2005 SER B	SEQUOIA HI RFND SER 2007	SM JR COLLEGE GEN PUR
	SM JR COLLEGE BD 2002	SM JR COLL BOND SER 2005 B	SM JR COLL BOND 2001 SER C
	SM JR COLL BOND 2006 SER A	SAN MATEO COMM COLL 2005 SER B	WOODSIDE FIRE DISTRICT
	SAN FRANCISQUITO CRK FLD ZN 2	MIDPENINSULA REG. OPEN SPACE	BAY AREA AIR QUALITY MANAGEMENT
	COUNTY HARBOR DISTRICT	MOSQUITO ABATEMENT	SEQUOIA HOSPITAL DISTRICT
	COUNTY EDUCATION TAX		



Job: 06-166

June 27, 2008

ANNEXATION TO WEST BAY SANITARY DISTRICT

Lands of Hemington and a portion of Alpine Road

Situate in the Town of Portola Valley, County of San Mateo, State of California, and being (1) Lot 5, as shown on that certain map entitled, "Tract No. 593, Westridge Subdivision No. 1 in Unincorporated San Mateo County, Calif." filed in the office of the Recorder of the County of San Mateo, State of California, on December 04, 1947 in Book 28 of Maps at pages 20-22, and (2) a portion of Alpine Road, being more particularly described as follows:

BEGINNING at the most southerly corner of said Lot 5, said point also being the most southeasterly corner of the West Bay Sanitary District adopted May 16, 2001, by Resolution No. 929.

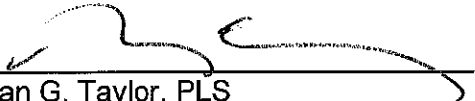
1. thence along the southwesterly line of said Lot, being on the general easterly boundary of the West Bay Sanitary District, North 19°46'00" West, a distance of 300.06, to the most westerly corner of said Lot;
2. thence along the general easterly boundary of the West Bay Sanitary District, and the northwesterly line of said Lot and its northeasterly projection, North 69°05'00 East, a distance of 607.88 feet, to the curved easterly right of way line of Alpine Road, a radial line to said point bears South 89°53'13" East;
3. thence along said right of way, along a curve to the right, having a radius of 1240.00 feet, through a central angle of 13°39'47", an arc length of 295.69 feet;
4. thence continuing along said right of way, South 13°33'00" West, a distance of 46.90 feet, to the northeasterly projection of the southeasterly line of said Lot;
5. thence along said projection, and along the southeasterly line of said Lot, South 69°05'00" West, a distance of 450.53 feet, to the Point of Beginning.

Containing an area of 161,320 square feet (3.70339 acres), more or less

END OF DESCRIPTION

The herein described annexation parcel is shown on the attached map, Exhibit B, of this legal description, and is made a part hereof.

This description was prepared by me from record data, and shall not be used in any conveyance which may be in violation of the Subdivision Map Act.

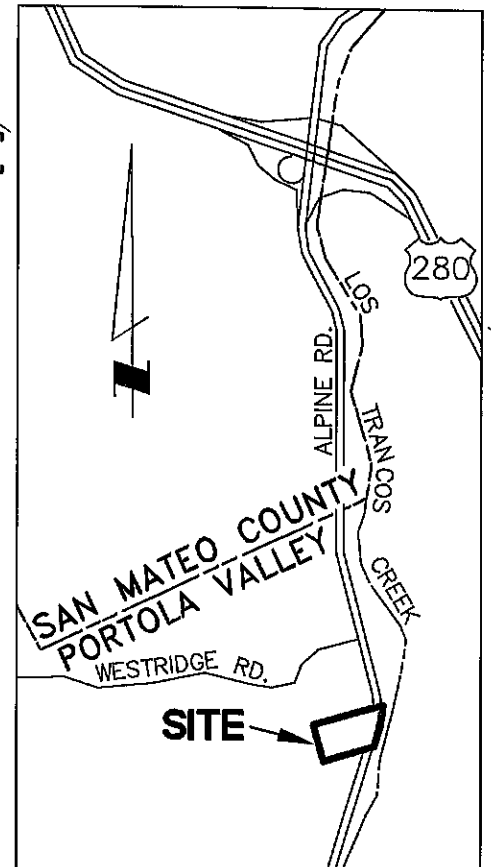
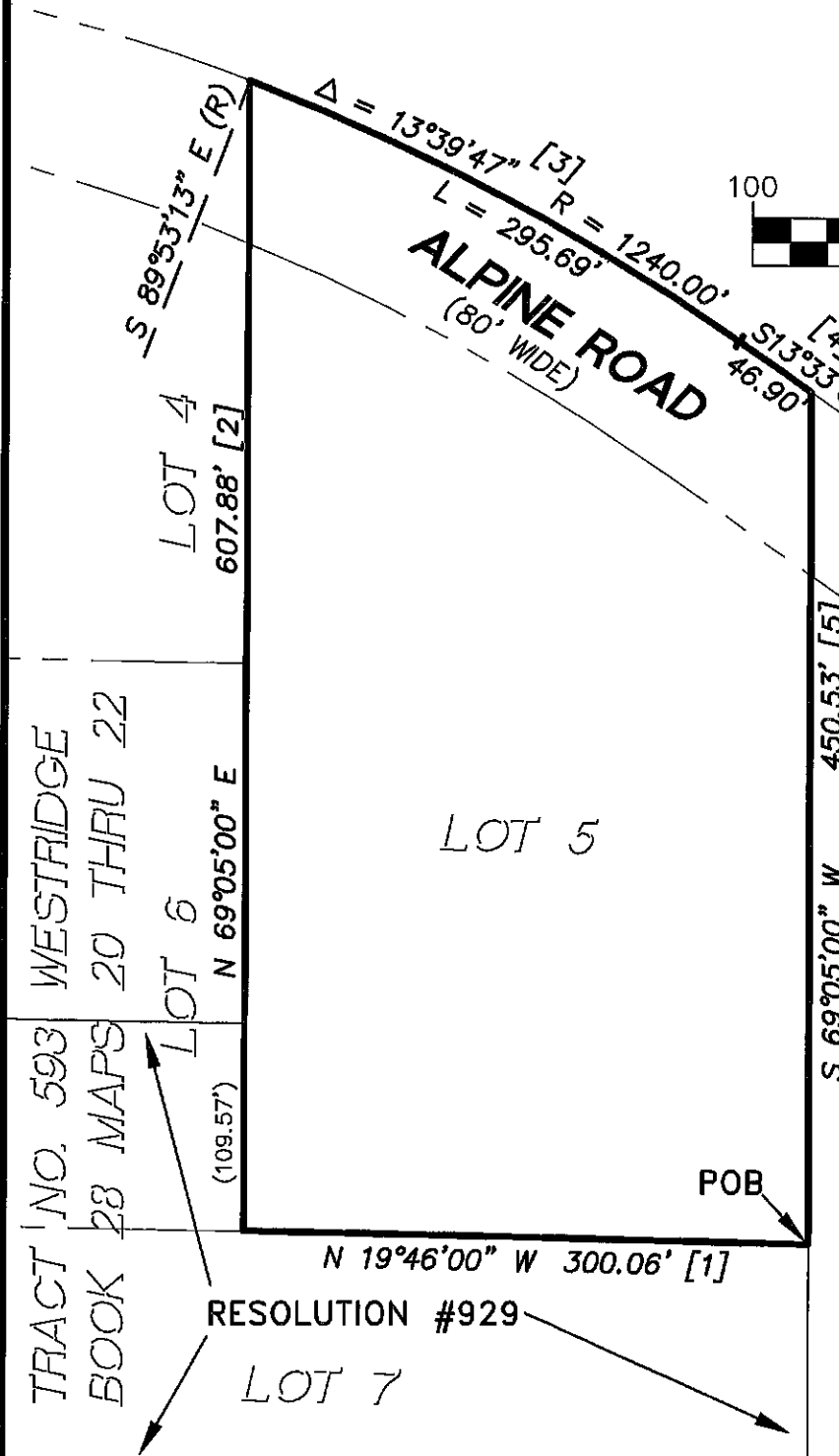

Bryan G. Taylor, PLS
License No. 7551, Expires 12/31/09

24 JULY 2008
Date



[NUMBERS IN BRACKETS CORRESPOND TO NUMBERED COURSES IN LEGAL DESCRIPTION]

1" = 100'



VICINITY MAP
(NOT TO SCALE)

PLAT ACCOMPANYING LEGAL DESCRIPTION PROPOSED SEWER ANNEXATION

BGT LAND SURVEYING
BRYAN G. TAYLOR, INC.

270 PELICAN COURT
FOSTER CITY, CA 94404
TEL: 650.212.1030
FAX: 650.212.1031

EXHIBIT "B"

TOWN OF PORTOLA VALLEY	SCALE 1"=100'	SHEET 1 OF 1
SAN MATEO COUNTY CALIFORNIA	DATE 06/08	JOB 06-166