

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 9, 2007

TO: Members, Formation Commission

FROM: Martha Poyatos *Martha Poyatos*  
Executive Officer

SUBJECT: LAFCo File No. 07-08--Proposed Annexation of 300, 332,  
388 Westridge Drive to the West Bay Sanitary District  
(8.72 acres)

## Summary

This proposal was submitted by landowner petition and requests annexation to West Bay Sanitary District of three residential parcels to provide sewer service to one existing and two proposed single-family homes. The proposal has 100% landowner consent and waiver of conducting authority proceedings is requested. The annexing parcels are within the boundaries of the Town of Portola Valley on Westridge near Alpine Road. Commission approval is recommended.

## Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$9,428,000. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

County Clerk: The territory has two registered voters. Annexation would not conflict with any political subdivision boundaries.

Public Works: The territory proposed for annexation consists of 8.72 acres. The map and legal description submitted with the proposal do not satisfy the requirements of the State Board of Equalization and should be amended to include reference to "being a portion of Rancho El Corte Madera".

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. Owners of residence currently served by septic will be required to obtain a permit to abandon the existing septic tank to the satisfaction of the Environmental Health.

Recommendation: Approval

Staff Report from 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 approved by Town Public Works Director. If the project requires telemetry panel, planning staff will review and approve location and details.

Recommendation: Approval

Staff Report from West Bay Sanitary District: The project proponents will bear the cost of all construction including construction of sewer main in Westridge from their parcels to the existing gravity sewer main in Alpine Road at Westridge. Upon completion of the annexation process, applicant will be required to pay connection fees and sewer permit fees. Upon Board acceptance of work sewer charges will be billed on property tax bill.

Recommendation: Approval

**Executive Officer's Report & Recommendation:**

This proposal was submitted by landowner petition and requests annexation to serve one existing and two proposed single-family homes. The subject 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.

Environmental Review

Annexation and sewer connection to the properties requires extension of approximately 2,743 lineal feet of sewer main from the existing main in Alpine road to the existing homes on Westridge. The Town of Portola Valley as land use agency and lead agency, conducted environmental review for the *Westridge Drive Gravity Sewer Installation and Annexation Project* and found that the project would not have a significant effect on the

environment. The initial study identified 18 properties with frontage on Westridge Drive along the street section that would contain the proposed sewer main, all of which are fully subdivided, developed and served by septic systems. Future annexation of these parcels to West Bay Sanitary District and connection to the sewer would require application to LAFCo. The Town adopted a mitigated negative declaration for the project (attached). Mitigation measures relate to construction, placement of manholes and plan specifications under the jurisdiction of the Town of Portola Valley and West Bay Sanitary District. As responsible agency under CEQA, the Commission must certify that it has considered the contents of the initial study and negative declaration prepared by the District in considering the annexation application.

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 Commission Action, by Motion:

Certify that the Commission has considered the Initial Study and Mitigated Negative Declaration prepared by the Town of Portola Valley as lead agency.

Recommended Commission Action, by Resolution: Approve LAFCo File No. 07-08-- Proposed Annexation of 300, 332, 388 Westridge Drive to the West Bay Sanitary District and waive conducting authority proceedings conditioned upon submittal of a corrected map and legal description.



**APPLICATION FOR A CHANGE OF ORGANIZATION OR REORGANIZATION  
TO THE SAN MATEO LOCAL AGENCY FORMATION COMMISSION  
(LANDS OF WESTRIDGE SEWER PROJECT, LLC APN: 077-261-250,  
077-261-260, 277-261-270)**

**A. GENERAL INFORMATION**

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

Annexation into the West Bay Sanitary District and into the On-site waste disposal zone.  
(300, 332, 388 Westridge)

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 obtain sanitary sewer service from the West Bay Sanitary District.

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

Yes  No

5. Estimated acreage: 8.72

**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 Boundary

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.

Properties are located off Westridge Drive in Portola Valley. (Near Alamos)

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

Single Family Residential

3. How are adjacent lands used?

North: Single Family Residential

South: Single Family Residential

East: Single Family Residential

West: Single Family Residential

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?

Residential.

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

Residential.

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?

N/A.

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?

None.

\* \* \* \* \*

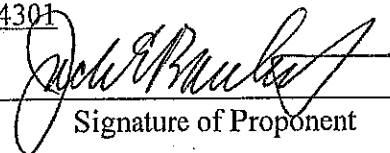
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Jack E. Bariteau, c/o Keenan and Bariteau

ADDRESS: 300 Westridge Drive, Portola Valley, CA TELEPHONE: (650) 614-6245

MAILING ADDRESS: 700 Emerson Street, Palo Alto, CA 94301

ATTN: \_\_\_\_\_

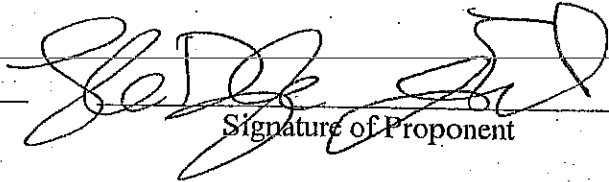
  
Signature of Proponent

NAME: Erik and Leslie Doyle

ADDRESS: 332 Westridge Drive, Portola Valley, CA TELEPHONE: (650) 234-9992

MAILING ADDRESS: Same as above

ATTN: \_\_\_\_\_

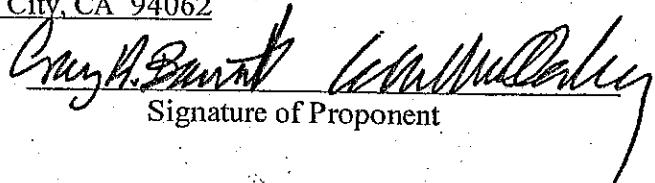
  
Signature of Proponent

NAME: Craig Barratt and Celia Oakley

ADDRESS: <sup>8</sup>348 Westridge Drive, Portola Valley, CA TELEPHONE: (650) 369-1410

MAILING ADDRESS: 1060 Lakeview Way, Redwood City, CA 94062

ATTN: \_\_\_\_\_

  
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:

| AFFECTED AGENCY | RESOLUTION NO. | DATE ADOPTED |
|-----------------|----------------|--------------|
| / /             | / /            | / /          |
| / /             | / /            | / /          |

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

Yes  No (If Yes, include proof of consent.)

**E. PLAN FOR PROVIDING SERVICES**

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

One sanitary sewer gravity lateral for each property connecting to a new 8 inch gravity sewer main in Westridge Drive.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



2. Describe the level and range of those services.

3 laterals, each serving one property.

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

As soon as allowed. Construction should take no more than three months.

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.

Construction of a gravity sewer within Westridge Drive.

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

Territory will be subject to West Bay Sanitary District connection and permit fees. The territory will also be subject to an annual sewer service charges.

Proponents will arrange and finance main and lateral construction under the inspection of the West Bay Sanitary District and the Town of Portola Valley.

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

To provide public sewer to one existing residence and two proposed residences.

This section completed by Richard Laureta, Freyer & Laureta, Inc.  
(Name)

Vice President  
(Title)

Applica\_blk.doc  
(10/6/2000)

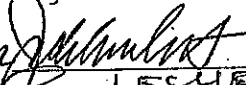
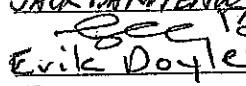
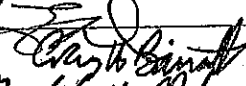
PETITION  
FOR PROCEEDINGS PURSUANT TO  
THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF  
2000

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 INTO THE WEST BAY SANITARY DISTRICT  
AND INTO THE ON-SITE WASTE DISPOSAL ZONE.**
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:  
1 inhabited (12 or more registered voters) 2 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:  
**TO RECEIVE SANITARY SEWER SERVICE FROM THE WEST BAY SANITARY DISTRICT.**
7. The proposed ANNEXATION is requested to be made subject to the following terms and conditions: N/A
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*        |
|---------|------------------------------|--|-------------|
| 1/26/07 | JACK BARITEAU JR             |  300 Westridge Drive              | 077-261-250 |
| 1/26/07 | Erik Doyle                   |  LESLIE DOYLE 332 Westridge Drive | 077-261-260 |
| 1/26/07 | Craig Barratt & Celia Oakley |  348 Westridge Drive              | 077-261-270 |

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

Mailing Addresses:

For 300 Westridge Drive:

Jack E. Bariteau, c/o Keenan and Bariteau  
700 Emerson Street  
Palo Alto, CA 94301

For 332 Westridge Drive:

Erik and Leslie Doyle  
332 Westridge Drive  
Portola Valley, CA 94028

For 348 Westridge Drive:

Craig Barratt and Celia Oakley  
1060 Lakeview Way  
Redwood City, CA 94062

**PROPOSED ANNEXATION OF  
LANDS OF PARCEL 1, 2, AND 3 AND  
A PORTION OF WESTRIDGE DRIVE PER 63 PM 54  
INTO THE WEST BAY SANITARY DISTRICT**

That real property being Parcel One, Parcel Two and Parcel Three and a portion of Westridge Drive as said parcels and street are shown on that certain map entitled "PARCEL MAP-LAND OF CUTHBERT C. HURD" filed in the office of the County Recorder of San Mateo County, State of California, on February 1, 1990 in Volume 63 of Parcel Maps at Page 54, being more particularly described as follows:

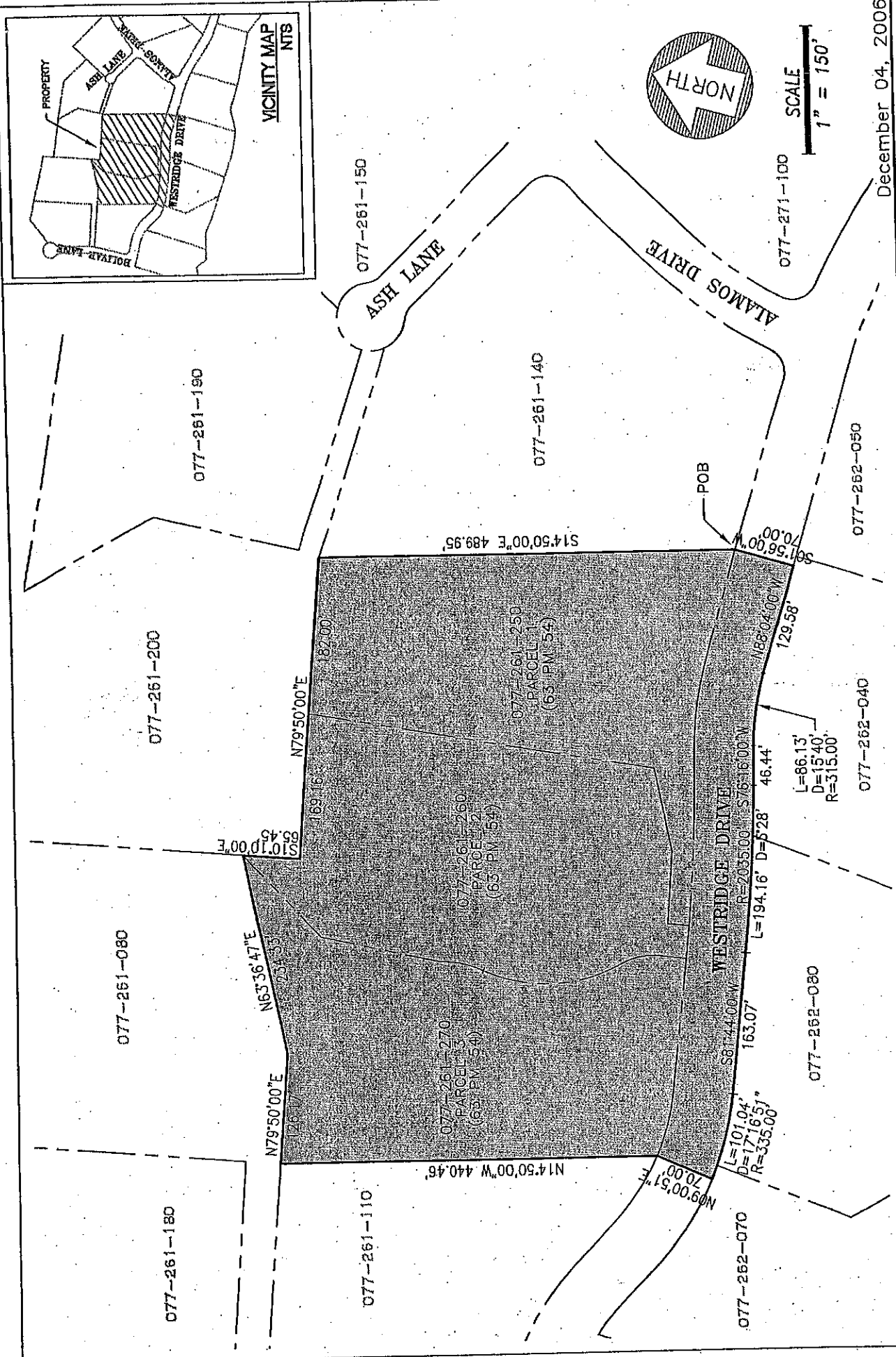
BEGINNING at the southeasterly corner of said Parcel One and proceeding clockwise the following courses and distances: South  $01^{\circ}56'00''$  West 70.00 feet; thence, North  $88^{\circ}04'00''$  West 129.58 feet along the southerly line of Westridge Drive; thence, along said line, a tangent curve concave southerly having a radius of 315.00 feet; thence, along said curve southwesterly 86.13 feet through a central angle of  $15^{\circ}40'00''$ ; thence, South  $76^{\circ}16'00''$  West 46.44 feet; to a tangent curve concave northerly having a radius of 2035.00 feet; thence along said curve southwesterly 194.16 feet through central angle of  $5^{\circ}28'00''$ ; thence, South  $81^{\circ}44'00''$  West 163.07 feet; to a tangent curve concave northerly having a radius of 335.00 feet; thence, along said curve westerly 101.04 feet through central angle  $17^{\circ}16'51''$ ; thence, leaving said southerly line, North  $09^{\circ}00'51''$  East 70.00 feet to the southwesterly corner of said Parcel Three; thence, North  $14^{\circ}50'00''$  West 440.46 feet; thence, North  $79^{\circ}50'00''$  East 126.17 feet; thence, North  $63^{\circ}36'47''$  East 234.33 feet; thence, South  $10^{\circ}10'00''$  East 65.45 feet; thence, North  $79^{\circ}50'00''$  East 169.16 feet; thence, North  $79^{\circ}50'00''$  East 182.00 feet; thence, South  $14^{\circ}50'00''$  East 489.95 feet to the POINT OF BEGINNING.

Containing 8.72 acres more or less.

This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale or for the sale of the lands described herein.

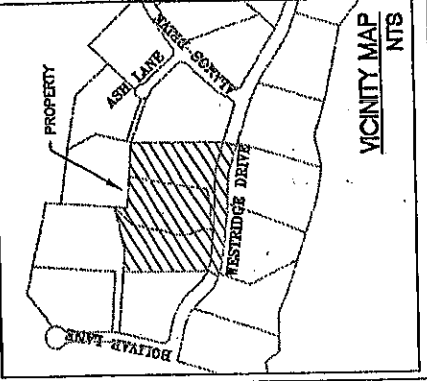
December 04, 2006

Freyer & Laureta, Inc.



SCALE  
1" = 150'

December 04, 2006



PROPOSED ANNEXATION MAP OF THE  
LANDS OF PARCEL 1, 2, AND 3 AND A PORTION OF  
WESTRIDGE DRIVE INTO THE  
WEST BAY SANITARY DISTRICT

**F&L** Freyer & Laureta, Inc.  
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(650)344-9901 • Fax (650)344-9920 • www.freyerlaureta.com

