

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

November 8, 2017

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer *M. Poyatos*
Subject: LAFCo File 17-15—Proposed annexation of 67 Hillbrook Drive, Portola Valley (APN 079-073-120) to West Bay Sanitary District (less than one acre)

Summary

This proposal, submitted by landowner petition, requests annexation to connect a newly constructed single-family home to the West Bay Sanitary District sewer main. The proposal has 100 percent landowner consent and waiver of conducting authority proceedings is also requested. The annexing territory is located in the Town of Portola Valley at 67 Hillbrook Drive near Alpine Road. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$1,772,733. 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.

County Public Works: The map and legal description have been submitted; LAFCo will confirm that they comply with State Board of Equalization requirements prior to recording.

Town of Portola Valley: The Town's General Plan designation is low-intensity residential and zoning is residential estate, single-family (one to two acres per dwelling unit). It will be necessary for any grinder pump or telemetry panel to be reviewed by Town Planning and Public Works.

County Environmental Health: The California Water Service Company and West Bay Sanitary District provide the available water and sewer service in the area. The applicant must pay an application fee to Environmental Health prior to connecting to West Bay Sanitary District and must obtain a permit for septic tank abandonment, which shall be inspected and approved by Environmental Health.

COMMISSIONERS: DON HORSLEY, CHAIR, County ▪ MIKE O'NEILL, VICE CHAIR, City ▪ JOSHUA COSGROVE, Special District ▪ ANN DRAPER, Public
 RICH GARBARINO, City ▪ JOE SHERIDAN, Special District ▪ WARREN SLOCUM, County

ALTERNATES: KATI MARTIN, Special District ▪ HARVEY RARBACK, City ▪ SEPI RICHARDSON, Public ▪ DAVE PINE, County

STAFF: MARTHA POYATOS, EXECUTIVE OFFICER ▪ REBECCA ARCHER, LEGAL COUNSEL ▪ JEAN BROOK, COMMISSION CLERK

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West Bay Sanitary District: Annexation to the District will be required and the proponent will be required to construct a gravity system on the property to connect to existing facilities located on Wayside Road. All costs to be paid by proponent. A District Class 1 permit for connecting a single-family residence to the District's main facilities (\$250 application fee and connection fees of \$8,501 per residential unit currently) are required. Annual sewer service charges will apply. Currently there is also a reimbursement agreement fee estimated at \$105,184.35 associated with connecting to the existing gravity main system. All fees are to be paid at the time application for the Class 1 permit is made.

Executive Officer's Recommendation

This proposal has been submitted by landowner petition in order to connect a newly constructed single-family residence to public sewer. The territory proposed for annexation is located in the Town of Portola Valley at 67 Hillbrook Drive near Alpine Road.

The annexation area is within the sphere of influence of West Bay Sanitary District adopted by the Commission in 1984 and is consistent with the District's plans for extending service.

Approval of the annexation is recommended.

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

Section 56663(c) of the Cortese-Knox-Herzberg (CKH) Act specifies that the Commission may waive conducting authority proceedings for annexations of uninhabited territory with 100 percent landowner consent provided that no objection is submitted by subject property owners or voters. The purpose of the conducting authority proceedings is to measure landowner or voter protest within the affected territory. Paragraph (c) was added to Section 56663 to streamline proceedings in which landowners have already given consent to uninhabited annexation. The landowners have requested and staff recommends waiver of conducting authority proceedings.

Recommended Commission Action by Resolution

Approve LAFCo File 17-15—Proposed Annexation of 67 Hillbrook Drive, Portola Valley (APN 079-073-120) to West Bay Sanitary District and Waiver of Conducting Authority Proceeding.

cc: Phil Scott, General Manager, West Bay Sanitary District
Anne Henzel, Applicant

RECEIVED

SEP 28 2017

LAFCO

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
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 by less than 12 registered voters*
___ 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: *is to establish sanitary service by connecting to the public sewer to accommodate a proposed guest house and existing single family currently on septic*
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*
9/27/17	Anne Hengel	<i>Anne Hengel</i> 67 Hillbrook Dr Portola Valley, CA 94028	079-073120
_____	_____	_____	_____
_____	_____	_____	_____

*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

RECEIVED

SEP 28 2017

LAFCO

A. GENERAL INFORMATION

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

the parcel 67 Hillbrook Drive Portola Valley, CA 94028
needs to be annexed into 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
 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 establish sanitary service by connecting to the public
sewer to accommodate a proposed guest house and existing
single family home currently on septic system that would not be
adequate.

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

- Yes No

5. Estimated acreage: 1.0

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

residential area with Hillbrook Drive at the top of the property and an easement at the bottom, between Alpine Road and Sausal Drive, Portola Valley

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

single family residence

3. How are adjacent lands used?

North: private residence
 South: private residence
 East: private residence
 West: private residence

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

a guest house would be built

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

Residential, 1 acre

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

RE1

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

not applicable

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?

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?

not applicable

* * * * *

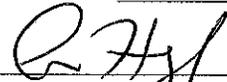
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Anne Henzel

ADDRESS: 67 Hillbrook Dr.
Portola Valley, CA

ATTN: 94028

TELEPHONE: 650-228-6184


Signature of Proponent



Boundary Surveys & Resolutions - Topographic & Planimetric Mapping Surveys - Legal Descriptions - ALTA Title Surveys - Construction Staking - FEMA Certifications - Horizontal & Vertical Geodetic Control - Surveys Aerial Mapping & Aerial Control Surveys

1206 S. Amphlett Blvd., Suite 3
San Mateo, CA 94402
P (650) 212-1030

**ANNEXATION TO WEST BAY SANITARY DISTRICT
APN 079-073-120 (67 HILLBROOK DRIVE, PORTOLA VALLEY)**

Situate in the County of San Mateo, State of California, being a portion of the Rancho El Corte de Madera and being Lot 22, as shown on that certain subdivision map entitled, "Tract No. 779 Hillbrook" which was filed for record in Volume 51 of Maps at Pages 44-45 on July 22, 1959, San Mateo County Records, being more particularly described as follows:

BEGINNING at the most southerly corner of said Lot, being the most westerly angle point of lands annexed to West Bay Sanitary, per Resolution #908 on August 21, 1999, also being a point on the northeasterly line of lands annexed to West Bay Sanitary, per Resolution #1024(86) on May 27, 1986;

1. Thence along the southwesterly line of said Lot, North $47^{\circ}42'50''$ West, a distance of 56.25 feet, to an angle point in said Lot, being the most northerly angle point of said Resolution #1024(86), also being the most easterly corner of lands annexed to West Bay Sanitary, per Resolution #917 on July 19, 2000;
2. thence along the southwesterly line of said Lot, North $27^{\circ}43'54''$ West, a distance of 78.03 feet, to the most westerly angle point in said Lot, being a point on the northeasterly line of said Resolution #917;
3. thence leaving said northeasterly line, and along the northwesterly line of said Lot, North $48^{\circ}31'57''$ East, a distance of 308.04 feet, to the most northerly corner of said Lot, being a point on the curved southwesterly right of way of Hillbrook Avenue, a radial line to said point bears South $42^{\circ}06'01''$ West;
4. thence along said right of way, being a curve to the left, having a radius of 800 feet, through a central angle of $09^{\circ}36'54''$, an arc length of 134.25 feet, to the easterly corner of said Lot, a radial line to said point bears South $32^{\circ}29'07''$ West, being the most northerly corner of aforementioned Resolution #908;
5. thence along the southeasterly line of said Lot, being the northwesterly line of said Resolution, South $48^{\circ}30'03''$ West, a distance of 346.58 feet, to the Point of Beginning.

Containing an area of 43,578 square feet/1.00 acres, more or less.

END OF DESCRIPTION

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


Bryan G. Taylor, PLS
License No. 7551, Expires 12/31/17



10/11/2017
Date

HILLBROOK DRIVE

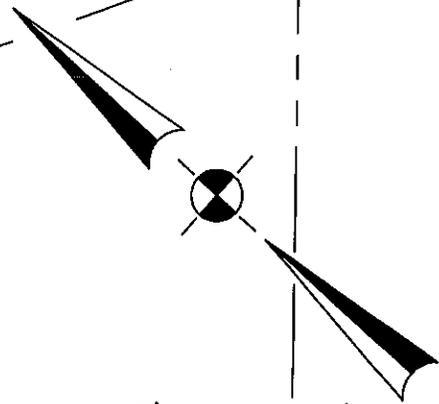
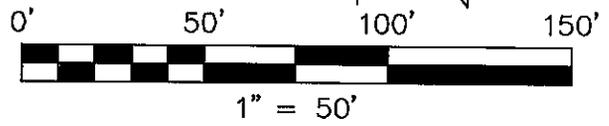
$\Delta = 9^{\circ}36'54''$
 $R = 800.00'$
 $L = 134.25'$

(4)

308.04'
S 42°06'01" W (R)

S 32°29'07" W (R)

346.58'



51 MAPS 44-45

LANDS OF HENZEL
APN 079-073-120
43,578 SQ. FT. ± / 1.00 AC. ±

ANNEXED 08-21-99
PER RESOLUTION #908
APN 079-073-130

(3)

(5)

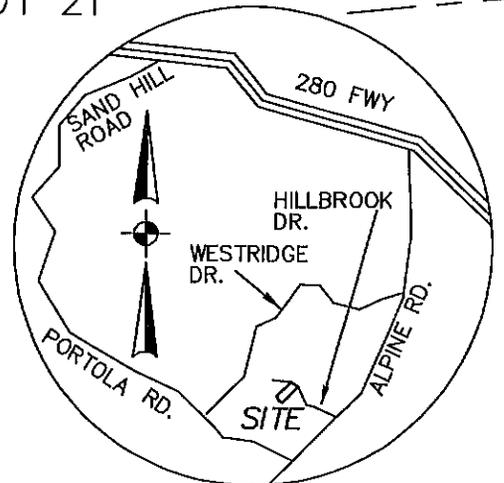
LOT 23
APN 079-073-110

LOT 22

LOT 21

N 48°31'57" E

S 48°30'03" W



POINT OF BEGINNING

78.03'
N 27°43'54" W

56.25'
N 47°42'50" W

115 MAPS 28-29

LOT 3 (2)
73 PM 30-31
ANNEXED 07-19-00
PER RESOLUTION #917
APN 079-220-030

LOT 6 (1)
APN 079-073-310

LOT 5
APN 079-073-300

ANNEXED 05-27-86
PER RESOLUTION #1024(86)

EXHIBIT "B" - PLAT ACCOMPANYING LEGAL DESCRIPTION

BGT LAND SURVEYING
1208 S. Amphlett Blvd., Suite 3
San Mateo, CA 94402 (650) 212-1030

ANNEXATION OF PARCEL
INTO WEST BAY SANITARY DISTRICT
67 HILLBROOK DRIVE, PORTOLA VALLEY
WITHIN THE RANCHO EL CORTE DE MADERA

SCALE PAGE
1"=50' 2 OF 2
DATE JOB
10/17 17-151

CLOSURE.TXT

LOT 22

Wed Oct 11 10:03:32 2017

Northing	Easting	Bearing	Distance
4862.540	4472.756		
		N 47°42'50" W	56.250
4900.386	4431.143		
		N 27°43'54" W	78.028
4969.452	4394.833		
		N 48°31'57" E	308.037
5173.433	4625.655		
Radius: 800.000 Chord: 134.093 Degree: 7°09'43" Dir: Left			
Length: 134.251 Delta: 9°36'54" Tangent: 67.283			
Chord BRG: S 52°42'26" E Rad-In: N 42°06'01" E Rad-Out: N 32°29'07" E			
Radius Point: 5767.011,5161.999			
5092.187	4732.333		
		S 48°30'03" W	346.581
4862.540	4472.756		

Closure Error Distance> 0.00000

Total Distance> 923.146

Polyline Area: 43578.3 sq ft, 1.00042 acres