

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

October 11, 2011

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

SUBJECT: LAFCo File No. 11-05-Proposed Annexation of 3330 Alpine Road (Lands of Ladera Community Church) to the West Bay Sanitary District and waiver of conducting authority proceedings (2.5 acres)

Summary

This proposal, submitted by landowner petition, requests annexation of a 2.5-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 3330 Alpine Road. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$215,295. 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: Public Works is reviewing map and legal description for adequacy. No comment at time of report.

Environmental Health: The California Water Service Company and West Bay Sanitary District provide the available water and sewer service in the area.

Environmental Health staff inspected the septic system at the subject parcel. At the time of the inspection, staff noted that the redwood septic tank located on the north side of the home was damaged and in need of immediate repair. Additionally, staff noted that septic effluent was surfacing in the area immediately northeast of the septic tank in the area of the septic leach trenches. The engineering contractor representing the property owner has provided Environmental Health with plans that show the parcel is located within 200 feet of an existing sanitary sewer main, which the property owner wishes to connect to.

Environmental Health fully supports this home connecting to the sanitary sewer. Once the connection to the sewer is completed, the existing septic system must be properly abandoned under permit with Environmental Health.

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 the main to be extended in Alpine Road. Proponents are responsible for all permitting, installation and construction costs. A District Class 1 permit for a single family residence will be required (\$100 application fee and connection fees of \$4,289.20 currently) and annual sewer service charges will be required.

Recommendation: Approval

Report and Recommendation:

This proposal, submitted by landowner petition, requests annexation in order to abandon the existing failing septic system to connect the existing residence to public sewer. 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

LAFCo File No. 11-05

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October 11, 2011

recommends approval of the annexation.

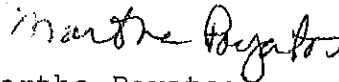
The proposal is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) because it consists of an annexation for an exempt facility (up to three single-family residences).

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. 11-05--Proposed Annexation of 3330 Alpine Road (Lands of Ladera Community Church) to the West Bay Sanitary District and waiver of conducting authority proceedings.

Respectfully submitted,



Martha Poyatos
Executive Officer

Attachments

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SEP - 6 2011

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 of 3330 Alpine Road (APN# 072-217-170 - Lands of Ladera Community Church) to the 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:
to connect an existing single family residence to public sewer in order to abandon a failing septic system.
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*
9-4-11	Martha Holderness		072-217-170
_____	_____	_____	_____
_____	_____	_____	_____

*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

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A. GENERAL INFORMATION

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

Annexation of 3330 Alpine Road (APN 072-271-170-Lands of Ladera Community Church) to 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 connect an existing single family residence to public sewer and abandon a failing septic system.

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

Yes No

5. Estimated acreage: 2.5

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.

3330 Alpine Road , Town of Portola Valley, south of La Mesa Drive

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

Single family residence

3. How are adjacent lands used?

North: Church

South: Residential

East: Undeveloped

West: Residential

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

No.

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

Low Intensity Residential District along Alpine Scenic Corridor

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

RE 2.5

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?

Road Encroachment Permit

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?

While abandonment of the septic leach field may allow for expansion of home footprint, Town zoning/land use would not allow for subdivision.

* * * * *

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: Markus Holderness

APN 072-217-170

ADDRESS: 3300 Alpine Rd

TELEPHONE: 854-5481

ATTN: _____

Markus Holderness
Signature of Proponent

Addendum to Application Requesting Annexation of Lands of
Ladera Community Church APN 072-217-170
(List Applicant, Owners names and assessor parcel numbers)

to the West Bay Sanitary District
(Name of City or District)

and detaching said area from

none

list districts from which lands will be detached

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LAFCO

As part of above noted application submitted by petition, the Chief Applicants, Ladera Community Church as Applicants and subject landowner(s), real parties in interest, agree to defend, indemnify, hold harmless, and release the San Mateo LAFCO, its agents, Commissioners, Executive Officer, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this addendum to above noted application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications.

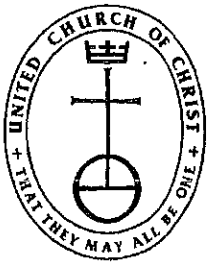
APN 072-217-170

Mark A. Alderson Date 9-4-11

Date _____

Date _____

Date _____



Ladera Community Church

An Open and Affirming Congregation of the United Church of Christ

3300 ALPINE ROAD

PORTOLA VALLEY, CALIFORNIA 94028

REV. LINDSAY L. FULMER, PASTOR
COURTNEY STANGE-TREGGAR, DIRECTOR OF FAITH FORMATION AND YOUTH MINISTRIES
MARK HANSON, MUSIC DIRECTOR

(650) 854-5481
E-MAIL: church@ladera.org

August 24, 2011

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San Mateo LAFCo
455 County Center, 2nd Floor
Redwood City, CA 94063

To whom it may concern:

As the Moderator of the Ladera Community Church Council, Martha Holderness is designated as the official officer to sign legal documents. She will be signing all the pertinent forms for 3330 Alpine Road, Portola Valley, CA 94028. This property is owned by Ladera Community Church.

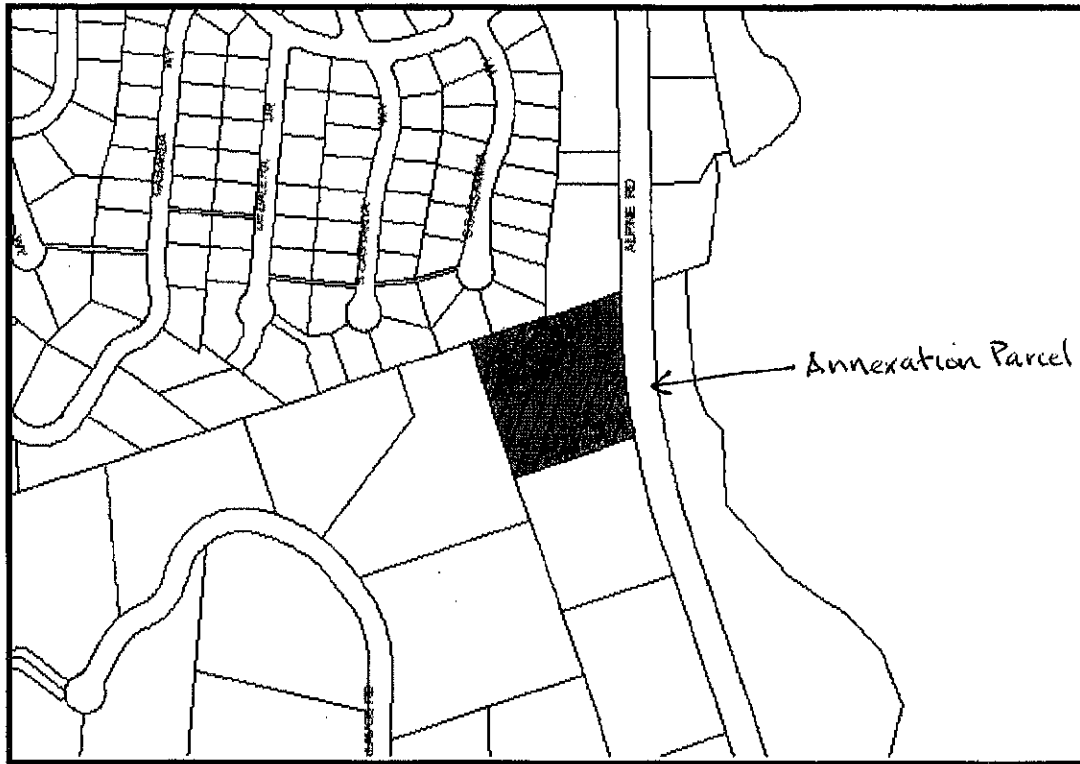
APN 072-217-170

Sincerely,

Lindsay Fulmer, Pastor

**SELECTED
PROPERTY**

Situs: 3300 Alpine Rd , Portola Valley
Owner: Ladera Community Church, 3300 Alpine Rd, Portola Valley, CA, 94028--7520
APN: 077271180



Property Owner Summary

APN: 077271180
Parcel ID: 4004242,4004241
Situs: 3300 Alpine Rd
City: Portola Valley
Owner: Ladera Community Church

Jurisdictions

Supervisorial: 3
Congressional: 14
Assembly: 21
Senatorial: 8
Election Precinct: 3905
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

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

PORTOLA VALLEY EL REPAY ST LN
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
SEQUOIA UNION HI BOND 2008 SER
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
SMC MOSQUITO & VECTOR CONTROL
COUNTY EDUCATION TAX

SEQUOIA HIGH GENRL PURPOSE
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
SEQUOIA UNION HI BOND 2008 SER
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

"EXHIBIT A"

Date: September 28, 2011,
Annexed to: West Bay Sanitary District
Name of Annexation: _____

Geographic Description

All that certain real property, situate in the Town of Portola Valley, County of San Mateo, State of California, being all of Parcel A and Parcel B, and a portion of Alpine Drive as shown on that certain Parcel Map filed November 4, 2002 in Book 74 of Parcel Maps at Pages 61 and 62, San Mateo County Records, more particularly described as follows:

Beginning at a the most Western corner of said Parcel B, said point being the most Northern corner of the West Bay Sanitary District boundary adopted December 20, 2006 by Resolution No. 994;

Thence (1) along the Northwesterly line of said Parcel B and said Parcel A and the Northeasterly prolongation thereof, North 70°16'55" East, 493.63 feet to the Easterly line of said Alpine Road;

Thence (2) along last said line, South 02°00'31" East, 57.92 feet to a curve to the left with a radius of 1960.00 feet,

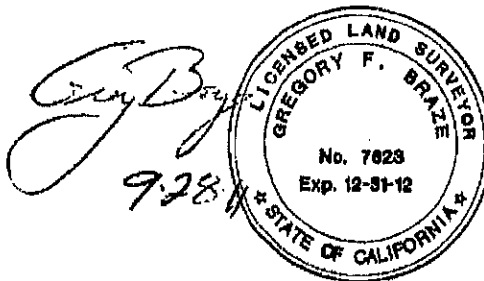
Thence (3) along said curve, through a central angle of 09°17'52", a chord distance of 317.72 feet, an arc distance of 318.06 feet to the intersection with the Northeasterly prolongation of the Southeasterly line of said Parcel B;

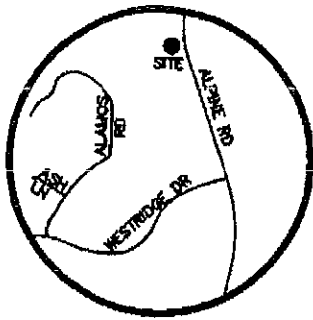
Thence (4) leaving said Easterly line of Alpine Road and along said prolongation and said Southeasterly line of Parcel B, South 70°01'06" West, 402.45 feet to the most Southern corner of said Parcel B;

Thence (5) along the Southwesterly line of said Parcel B, North 19°58'36" West, 366.51 feet to **Point of Beginning**.

Total computed acreage containing 3.71 acres, more or less.
APN: 077-271-170 & 077-271-180

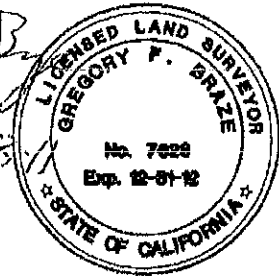
This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale or for the sale of the lands described herein.





RESOLUTION
#994
ANNEXED
12-20-2006

APN: 077-271-140



VICINITY MAP
NO SCALE

COURSE 5
N19°58'36"W 366.51'

APN:
077-172-130
CICCHETTI

POINT OF BEGINNING

PROPOSED PARCEL TO BE ANNEXED

APN:
077-172-120
LOPEZ

PARCEL B
74 PM 61

APN: 077-271-180

LANDS OF MURPHY
APN:
077-271-040

COURSE 4
S70°01'06"W 402.45'

N70°16'55"E

PARCEL A
74 PM 61

APN:
077-271-170

APN:
077-172-010

LANDS OF LADERA
COMMUNITY CHURCH

COURSE 1

493.63'

ALPINE ROAD (80')

LANDS OF THE TOWN OF PORTOLA VALLEY
APN: 077-272-010

COURSE 3
R=1960.00'
L=318.06'
D=09°17'52"
CH=317.72'

COURSE 2
S02°00'31"E
57.92'



SCALE: 1" = 100'

LANDS OF LADERA OAKS
APN: 077-171-050

PAGE 2 OF 2



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS

BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4088
(F) (510) 887-3018

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916) 966-1338
(F) (916) 797-7363

WWW.LEABRAZE.COM

PROPOSED SEWER ANNEXATION
3300 ALPINE ROAD
PORTOLA VALLEY,
CALIFORNIA

APN: 077-271-170,180

JOB #2110271

DRAWN BY: MT

SEPTEMBER 2011



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERS | LAND SURVEYORS

ANNEXATION PARCEL

North: 7868.6133 East : 3792.0147
 Line Course: N 70-16-55 E Length: 493.63
 North: 8035.1601 East : 4256.7004
 Line Course: S 02-00-31 E Length: 57.92
 North: 7977.2756 East : 4258.7305
 Curve Length: 318.06 Radius: 1960.00
 Delta: 9-17-52 Tangent: 159.38
 Chord: 317.72 Course: S 06-38-11 E
 Course In: N 88-00-45 E Course Out: S 78-42-53 W
 RP North: 8045.2513 East : 6217.5514
 End North: 7661.6907 East : 4295.4480
 Line Course: S 70-01-06 W Length: 402.45
 North: 7524.1657 East : 3917.2247
 Line Course: N 19-58-36 W Length: 366.51
 North: 7868.6235 East : 3792.0112

Perimeter: 1638.57 Area: 161,643 sq. ft. 3.71 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0108 Course: N 19-18-05 W

Error North: 0.01023 East : -0.00358

Precision 1: 151,719.44

