



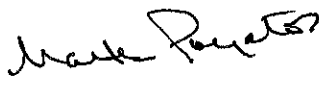
LOCAL AGENCY FORMATION COMMISSION

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

Item 2B

July 9, 2013

TO: Members, Formation Commission

FROM: Martha Poyatos 
Executive Officer

SUBJECT: LAFCo File No. 13-08--Proposed Annexation of 130 Golden Oak to the West Bay Sanitary District and Subsequent Annexation to the On-site Wastewater Disposal Zone (1.92 acres)

Summary

This proposal was submitted by landowner petition and requests annexation of 130 Golden Oak, consisting of a single family residence to West Bay Sanitary District in order to abandon the septic system and connect to public sewer. The proposal has 100% landowner consent and waiver of conducting authority proceedings is requested. Annexation is also request to the District's On-site Wastewater Disposal Zone. The annexing parcel is within the boundaries of the Town of Portola Valley on Golden Oak Drive between Sausal and Holden Court. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$3,282,500. 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 map and legal description required by the State Board of Equalization are under review to assure they meet the requirements of the State Board of Equalization.

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 owners will be required to obtain a permit to abandon the existing septic tank to the satisfaction of the Environmental Health.

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 a telemetry panel, planning staff will review and approve location and details.

Staff Report from West Bay Sanitary District: Annexation and connection to the system will require construction of a Septic Tank Effluent Pumping System (STEP system) and connect to the existing STEP system force main that fronts the parcel. All costs will be paid by the applicant. District Class 3 permits (\$1,400 deposit for plan checking and inspections) and Class 1 permits (\$100.00 application fee and connection fees of \$7,336.20 currently), and annual sewer service charges will apply.

Executive Officer's Report & Recommendation:

This proposal was submitted by landowner petition and requests annexation to connect an existing single-family home to public sewer to accommodate a planned home remodel. Due to grade of the parcel, a gravity connection is not possible and it is therefore necessary to also annex the parcel into the District's On-site Wastewater Disposal Zone as explained below. 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.

Annexation to the On-Site Wastewater Disposal Zone

Sections 6960.3 and 6974 of the Health and Safety Code governing sanitary districts require LAFCo approval for formation of, or annexation to, an on-site wastewater disposal zone (Zone) in counties in which LAFCo has adopted Rules and Regulations Affecting the Functions and Services of independent special districts. The West Bay Sanitary District operates an on-site wastewater disposal zone within its jurisdiction to maintain pumping systems where gravity flow to the sewer main is not possible. Annexation of this property to the Zone is necessary in order for the District to maintain the pumping system that will be constructed as part of the sewer connection.

California Environmental Quality Act (CEQA)

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 per 15303 of Public Resources Code).

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.

Recommended Commission Action, by Motion:

Find that 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).

Recommended Commission Action, by Resolution: Approve LAFCo File No. 13-08-- Proposed Annexation of 130 Golden Oak Drive to the West Bay Sanitary District, waive conducting authority proceedings and approve subsequent annexation of the parcel to the On-Site Wastewater Disposal Zone.

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.

TO ANNEX 130 GOLDEN OAK INTO THE WEST BAY SANITARY DISTRICT AND ON-SITE WASTEWATER DISPOSAL ZONE

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 SEWER SERVICE TO REPLACE EXISTING SEPTIC SYSTEM. FOR A PLANNED REMODEL

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

- Yes
- No

5. Estimated acreage: 1.92 ACRES

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
TOWN OF PORTOLA VALLEY

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

1 PROPERTY LOCATED AT 130 GOLDEN OAK DRIVE IN PORTOLA VALLEY BETWEEN SAUSAL DRIVE AND HOLDEN COURT

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

PRIVATE RESIDENTIAL

3. How are adjacent lands used?

North: RESIDENTIAL

South: RESIDENTIAL

East: RESIDENTIAL

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?

Residential Area- Low Land Use Intensity

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

R-E/1 (Residential-Estate-1 Acre) Zoning District

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?

Architect Site Control Commission (ASCC), Building Permits

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?

Yes, it will increase the number of bedrooms possible.

* * * * *

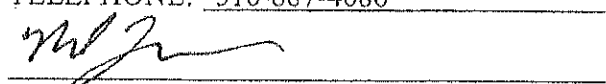
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Lea and Braze Engineering, Inc.

ADDRESS: 2495 Industrial Parkway West

TELEPHONE: 510-887-4086

ATTN: Michael Thompson



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:

OF 130 GLEN OAK

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:

X inhabited (12 or more registered voters) SPR UNINHABITED

5. This proposal is X is not UN 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 OBTAIN SEWER SERVICE TO REPLACE EXISTING SEPTIC SYSTEM FOR A PLANNED REMODEL REPLACE

7. The proposed ANNEXATION is requested to be made subject to the following terms and conditions:

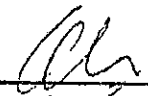
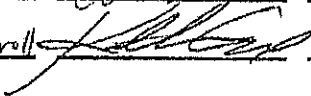
NONE

8. The persons signing this petition have signed as:

UN 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: APN*	Signature/Residence address	
<u>5/28/13</u>	<u>079-121-250</u>	<u></u>	<u>130 GOLDENDALE</u>
<u>5/29/13</u>	<u>Katharine Carroll</u>	<u></u>	

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

"EXHIBIT A"

Geographic Description
Annexation of 130 Golden Oak Drive
(APN 079-121-250)
To West Bay Sanitary District

All that certain real property, situate in the Town of Portola Valley, County of San Mateo, State of California, being a portion of Rancho El Corte Madera, being all of the Lands of Rosenthal as described in that certain Grant Deed recorded July 29, 2011 as Document No. 2011-085802, San Mateo County Records and a portion of Golden Oak Drive as shown on that certain map entitled "Tract No. 695 Alpine Hills", filed September 28, 1954 in Volume 40 of Maps at Pages 15-17, more particularly described as follows:

Beginning at the most Northern corner of the West Bay Sanitary District Boundary adopted March 17, 2004 by Resolution No. 959, said point also being the most Western corner of said Lands of Rosenthal;

Thence (1) North 21°44'40" West, 60.30 feet to the Northwesterly line of said Golden Oak Drive;

Thence (2) along last said line, North 62°30'00" East, 28.95 feet to a curve to the left with a radius of 330.00 feet;

Thence (3) continuing along last said line and along said curve, through a central angle of 16°12'44", a distance of 93.38 feet;

Thence (4) leaving last said line, South 43°42'44" East, 60.00 feet to the most Northern corner of said lands;

Thence (5) along the Northeasterly line of said land, South 29°20'55" East, 109.56 feet;

Thence (6) continuing along last said line, South 62°07'44" East, 207.86 feet to the most Eastern corner of said lands;

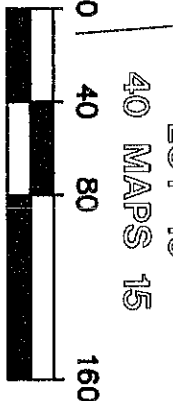
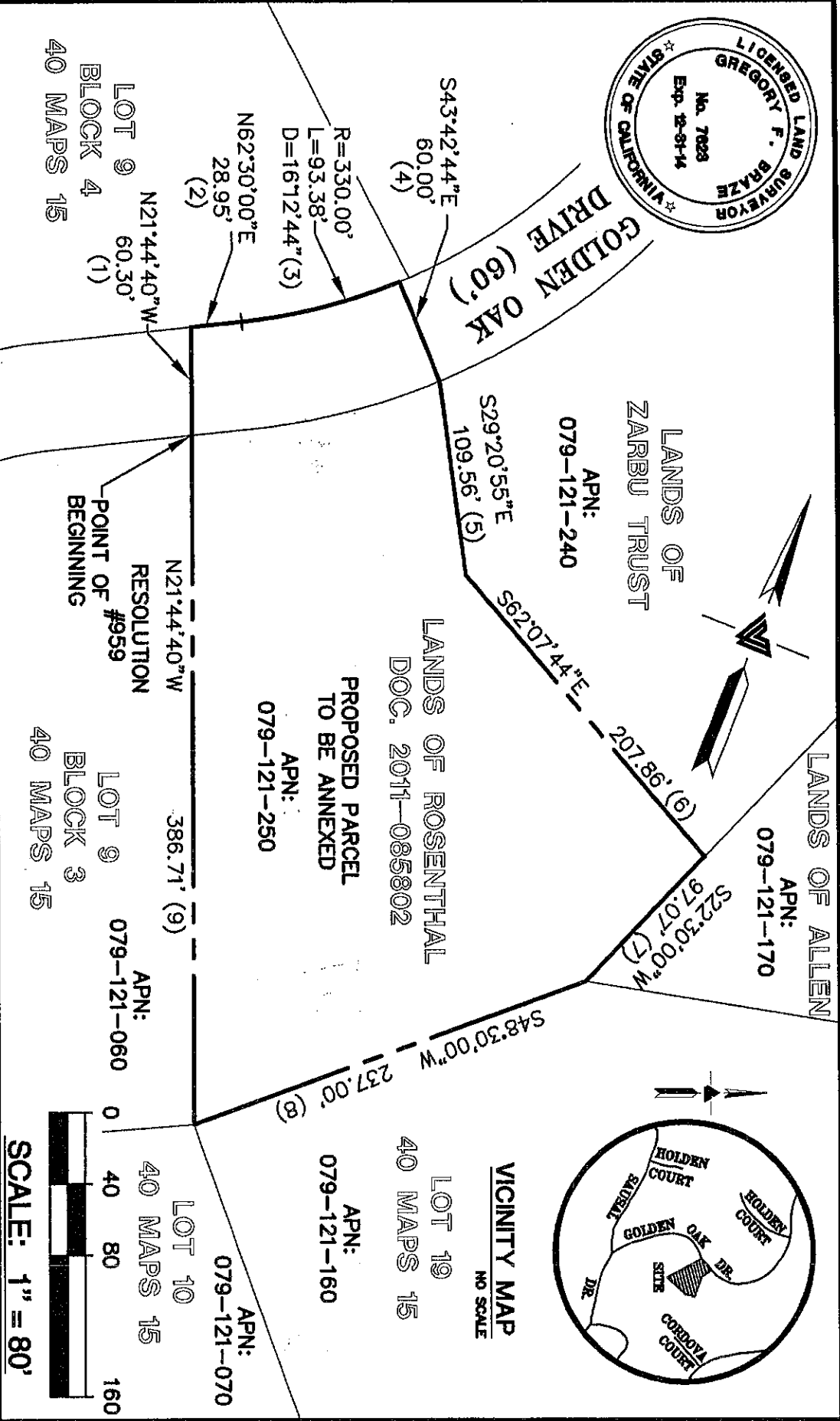
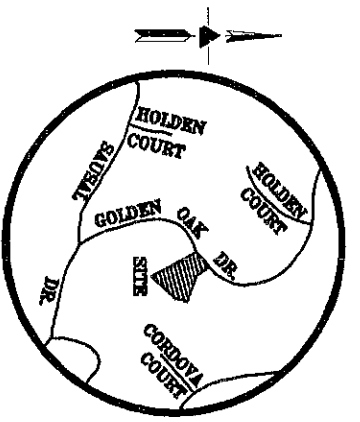
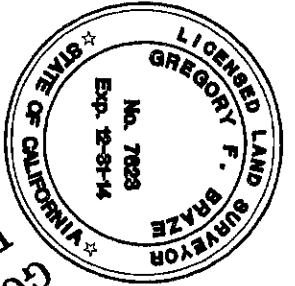
Thence (5) along the Southeasterly line of said lands, South 22°30'00" West, 97.07 feet;

Thence (6) continuing along last said line, South 48°30'00" West, 237.00 feet to the most Eastern corner of said District Boundary, said point also being the most Southern corner of said lands;

Thence (7) along the Northwesterly line of said District Boundary and along the Southeasterly line of said lands, North 21°44'40" West, 386.71 feet to the **Point of Beginning**

Total computed acreage containing 1.92 acres, more or less.
APN: 079-121-250





SCALE: 1" = 80'

LEA & BRAZE ENGINEERING, INC.
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ANNEXTATION OF 130 GOLDEN OAK DRIVE
(APN 079-121-250)
TO WEST BAY SANITARY DISTRICT
BEING A PORTION OF RANCHO EL CORTE MADERA
PORTOLA VALLEY, CALIFORNIA
SAN MATEO COUNTY