

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

February 10, 2010

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

SUBJECT: LAFCo File No. 09-14-Proposed Annexation of 295 Golden Oak Drive (Lands of Golden Oak Partners/APN 079-102-020) to West Bay Sanitary District, waiver of conducting authority proceedings and subsequent annexation to the On-Site Waste Water Disposal Zone (1.26 acres)

Summary

This proposal, submitted by landowner petition, requests annexation of a 1.26 acre parcel in order to connect a proposed single-family home to the West Bay Sanitary District sewer main. The proposal has 100% landowner consent and waiver of conducting authority proceedings is also requested. The annexing territory is within the boundaries of the Town of Portola Valley at 295 Golden Oak Drive. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$1,500,000. 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 territory proposed for annexation consists of 1.26 acres. The map and legal description meet requirements for recordation. 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.

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

Recommendation: Approval

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 issued by the Town Engineer.

Recommendation: Approval

West Bay Sanitary District: A District Class 3 permit (\$200 application fee and \$2,000 deposit for plan checking and inspections) and a Class 1 permit (\$100 application fee and connection fees of \$4,289.20 currently), and annual sewer service charges will be levied. The property would connect to the sewer main in Golden Oak Drive and property owners are responsible for extension of the main from Golden Oak Drive to the property subject to West Bay Sanitary District specifications. Annexation is subject to three District-administered reimbursement agreements, which reimbursement costs are estimated at \$100,000. Annexation to the On-Site Waste Water Disposal Zone is required. Proponents are responsible for all permitting, installation and construction costs.

Recommendation: Approval

Report and Recommendation:

This proposal has been submitted by landowner petition in order to connect a proposed new single-family residence to the West Bay Sanitary District sewer main. The territory proposed for annexation is located in the Town of Portola Valley on Golden Oak Drive, west of I-280.

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 map and legal description meet the requirements for recordation.

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.

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.

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 agrees to this Commission's waiver of the conducting authority proceedings if the proposal is approved.

Recommended Commission Action, by Resolution: Approve LAFCo File No. 09-14--Proposed Annexation of 295 Golden Oak Drive (Lands of Golden Oak Partners/APN 079-102-020) to the West Bay Sanitary District, waiver of conducting authority proceedings and subsequent annexation to the On-Site Waste Water Disposal Zone.

Attachments: Petition, application and map

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
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 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:

Sanitary sewer connection
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** 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*
<u>12/1/09</u>	<u>Tedd Corman</u>		<u>079-102-020</u>
		546 Everett Ave., Palo Alto, CA 94301	
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*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**

A. GENERAL INFORMATION

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

Annexation for connection to sanitary sewer

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 for connection to sanitary sewer

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

Yes No

5. Estimated acreage: 1.1

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.

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>

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.

295 Golden Oak Dr., Portola Valley, CA

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

Single family 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?

Construction of new single family residence

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

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

R-1

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

8. What additional approvals will be required to proceed?

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?

no

* * * * *

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: Tedd Corman

ADDRESS: 546 Everett Ave, Palo Alto, CA 94301

TELEPHONE: 650.533.3312

ATTN: _____



Signature of Proponent

**SELECTED
PROPERTY**

Situs: 295 Golden Oak Dr , Portola Valley
Owner: Golden Oak Partners Lp, 546 Everett Avenue, Palo Alto, CA, 94301-
APN: 079102020



Property Owner Summary

Jurisdictions

APN: 079102020
Parcel ID: 253092
Situs: 295 Golden Oak Dr
City: Portola Valley
Owner: Golden Oak Partners Lp

Supervisorial: 3
Congressional: 14
Assembly: 21
Senatorial: 8
Election Precinct: 3903
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
 PORTOLA VALLEY EL REPAY ST LN

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