

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 12, 2014

To: LAFCo Commissioners

From: Martha Poyatos, Executive Officer *M. Poyatos*

Subject: LAFCo File No. 14-10–Proposed Annexation of 465 Golden Oak Drive (APN 079-124-040) to West Bay Sanitary District and Waiver of Conducting Authority Proceedings (1 acre)

Summary

This proposal, submitted by landowner petition, requests annexation to connect an existing single-family home and addition to West Bay Sanitary District sewer main and to abandon the existing septic system. 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 465 Golden Oak Drive. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$1,905,813. 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 have not yet been reviewed.

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 obtain a permit for septic tank abandonment, which shall be inspected and approved by Environmental Health.

Town of Portola Valley: The Town's general plan designation is low-intensity residential and zoning is residential estate. Owners have applied for a building permit for proposed additions. An encroachment permit will be necessary to be reviewed and issued by the Town Engineer.

West Bay Sanitary District: A District Class 3 permit (\$200 application fee and \$2,000 deposit for plan checking and inspections) and Class 1 permits (\$100 application fee and connection fees of \$7,336.20 per residential unit currently; annual sewer service charges will apply).

Executive Officer's Recommendation

This proposal has been submitted by landowner petition in order to connect the existing residence to public sewer service as part of a proposed addition. The territory proposed for annexation is located in the Town of Portola Valley on Golden Oak 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 because it consists of an annexation for an exempt facility (up to three single-family residences).

Waiver of Conducting Authority Proceedings

Section 56663 of the Cortese-Knox-Hertzberg 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 proceeding 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 No. 14-10–Proposed Annexation of 465 Golden Oak Drive (APN 079-124-040) to West Bay Sanitary District and Waive Conducting Authority Proceedings (1 acre), conditioned upon submittal State Board of Equalization map and legal description.

cc: Phil Scott, General Manager, West Bay Sanitary District
Terry Hicks and Megan Michael, Property Owners
Carol Borck, Town of Portola Valley

APPLICATION FOR A CHANGE OF ORGANIZATION OR REORGANIZATION
TO THE SAN MATEO LOCAL AGENCY FORMATION COMMISSION

RECEIVED

OCT 02 2014

A. GENERAL INFORMATION

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

Annexation of single family residence to West Bay Sanitary District to obtain sewer service connection to existing main in Golden Oak Drive.

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 for the existing single family residence and proposed accessory buildings (Studio and 2nd unit)

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

- Yes No

5. Estimated acreage: 1.018 Ac.

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 (Within the Service Area 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.

Located within the Town Of Portola Valley approximately 200 feet northerly of Alpine Road. Generally undulating hilly terrain. Included within Tract No. 718 Alpine Hills Unit 3 San Mateo County, Lot41, Block 1.

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

Existing single family residence on septic sewer disposal system.

3. How are adjacent lands used?

North: SFR

South: SFR

East: Undeveloped

West: SFR

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

Proposed additions within limits of developable area.

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

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

R-E/1a/SD-1a

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

N/A

8. What additional approvals will be required to proceed?

Building permit for proposed additions has been applied for with Town of Portola Valley

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?

None

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

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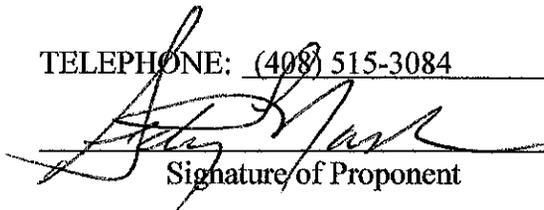
LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: ABLE Underground Construction Inc.

ADDRESS: 1020 Ruff Dr. San Jose CA 95110

ATTN: Sid Nash

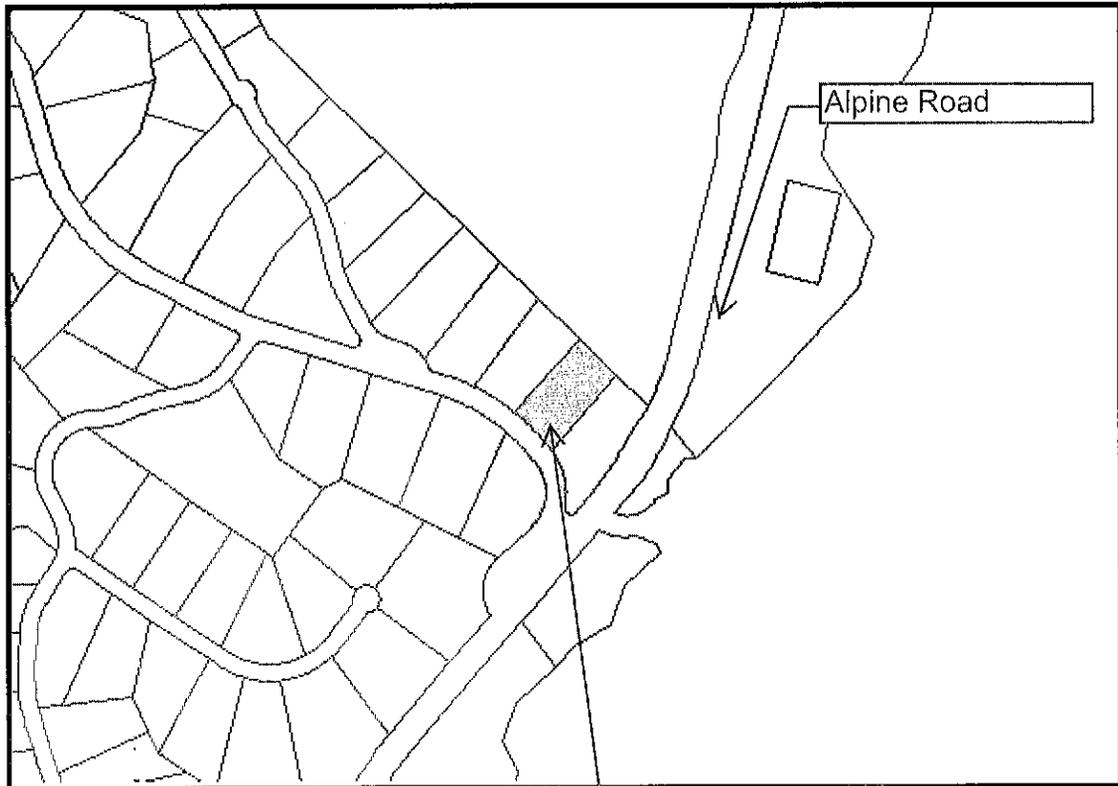
TELEPHONE: (408) 515-3084


Signature of Proponent

Applica_blk.doc
(10/6/2000)

**SELECTED
PROPERTY**

Situs: 465 Golden Oak Dr , Portola Valley
Owner: Hicks Terry R Tr, 465 Golden Oak Drive, Portola Valley, CA, 94028-
APN: 079124040



Date Created: Thursday, October 2, 2014

Print

465 Golden Oak
Portola Valley