

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

July 12, 2017

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer *M. Poyatos*
Subject: LAFCo File 17-10—Proposed Annexation of 450 Golden Oak Drive, Portola Valley (APN 079-122-310) to West Bay Sanitary District (1.02 acres)

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 450 Golden Oak 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 \$65,430. 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.

County Public Works: The map and legal description have been submitted as required by the State Board of Equalization.

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). An encroachment permit will be necessary to be reviewed and issued by the Town Engineer. 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: VACANT, 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 and the District's On-site Wastewater Disposal Zone will be required and the proponent will be required to construct a grinder pump system on the property to be served, as well as a force main extension from existing facilities located on Golden Oak Drive. 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. 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 450 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.

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 added special district members to the Commission and adopted Rules and Regulations Affecting the Functions and Services of Independent Special Districts. 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. Staff recommends approval of annexation to the Zone.

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 No. 17-10—Proposed Annexation of 450 Golden Oak Drive, Portola Valley (APN 079-122-310) to West Bay Sanitary District, subsequent annexation to the On-site Waste Water Disposal Zone and Waive Conducting Authority Proceedings.

cc: Phil Scott, General Manager, West Bay Sanitary District
Suman Melville, Applicant

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

RECEIVED

MAY 05 2017

LAFCO

A. GENERAL INFORMATION

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

Annexation of 450 Golden Oak to West Bay Sanitary District, Portola Valley

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 is requested in order to abandon failing septic and connect to public sewer to accommodate remodel/addition

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

Yes No

5. Estimated acreage: 1.68 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

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MAY 05 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 of 450 Golden Oak 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 (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:

Abandon septic system and connect to public sewer to accommodate remodel/addition

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:

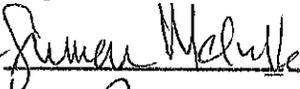
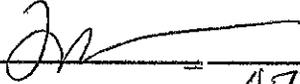
___ registered voters or x Owners of land (check one)

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):

079-122-310

Date:	Printed Name:	Signature/Residence address	APN*
	Suman Melville	 450 Golden Oak Dr. Portola Valley, CA 94028	079-122-310
	MARK MELVILLE	 450 Golden Oak Dr. Portola Valley, CA 94028	079-122-310

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

APN = 079-122-310

EXHIBIT "A"

Date: May 19, 2017
Annex to: West Bay Sanitary District
Name of Annexation: West Bay Sanitary

GEOGRAPHIC DESCRIPTION

Proposed Annexation of a ±1.70 Acre Parcel

BEING ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE TOWN OF PORTOLA VALLEY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

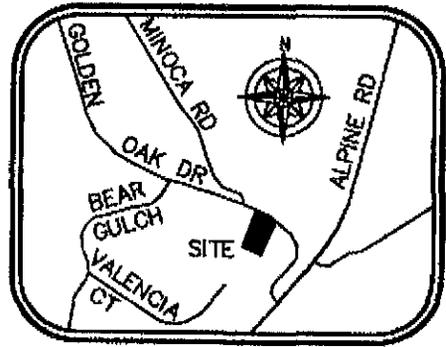
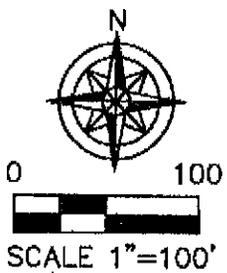
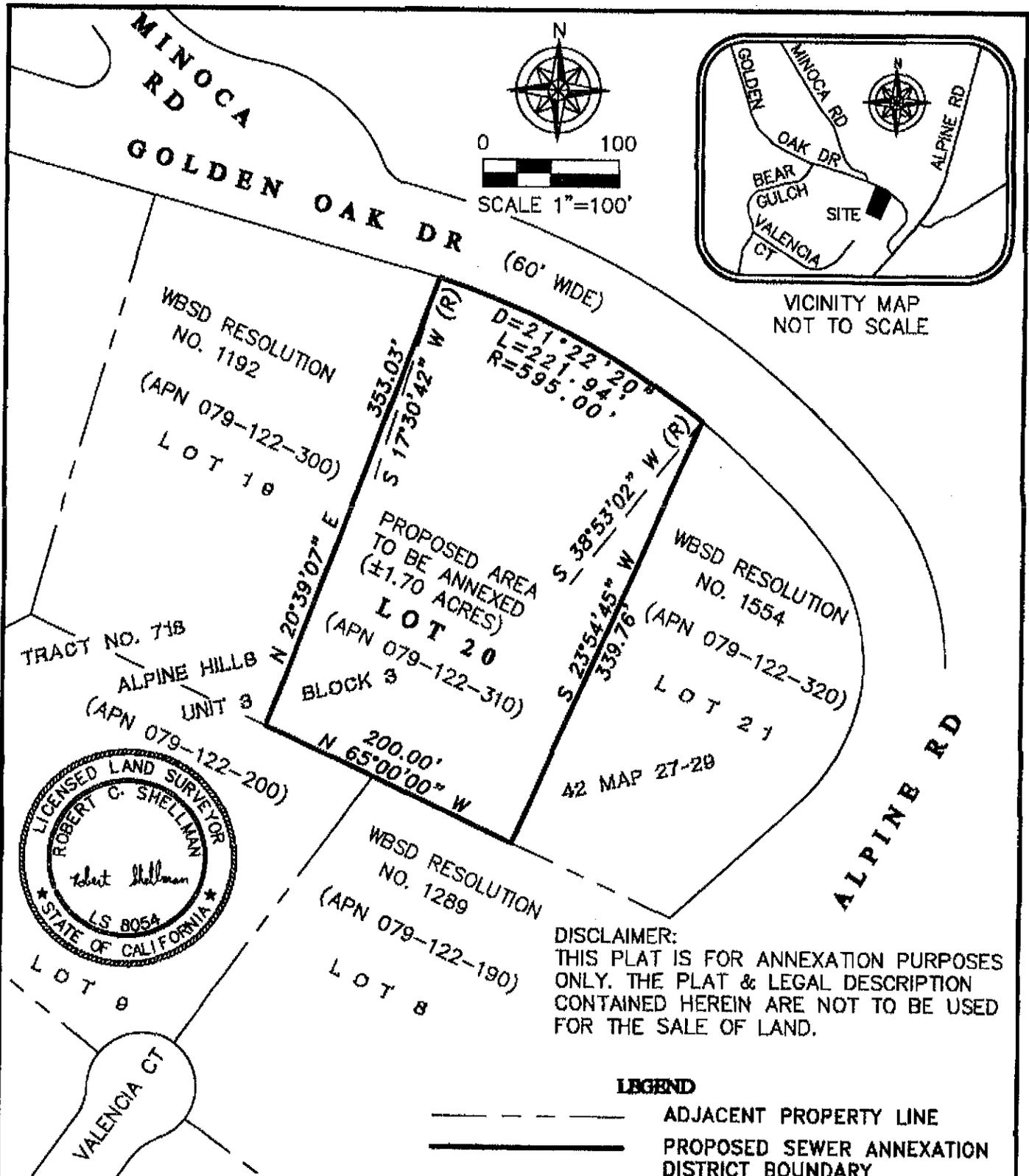
BEING ALL OF LOT 20, BLOCK 3, AS SHOWN ON THAT CERTAIN MAP ENTITLED "TRACT NO. 718 ALPINE UNIT 3", FILED FOR RECORD AT THE OFFICE OF THE RECORDER OF SAN MATEO COUNTY, STATE OF CALIFORNIA ON MAY 24 1955 UNDER FILE NUMBER NO. 53566 M, FOUND IN BOOK 42 OF MAPS AT PAGES 27-29.

THIS GEOGRAPHIC DESCRIPTION IS FOR ANNEXATION AND ASSESSMENT PURPOSES ONLY, AND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED PER THE SUBDIVISION MAP ACT. THEREFORE THIS DESCRIPTION SHOULD NOT BE USED AS THE BASIS FOR AN OFFER TO SALE OR TRANSFER LAND OR TITLE.

END OF DESCRIPTION

CK# 581
\$ 350.00
RECEIVED
JUN 07 2017

State Board of Equalization
Tax Area Services Section



VICINITY MAP
NOT TO SCALE

WBSD RESOLUTION
NO. 1192
(APN 079-122-300)

LOT 1

$D=21^{\circ}22'20''$
 $L=221.94'$
 $R=595.00'$

PROPOSED AREA
TO BE ANNEXED
(± 1.70 ACRES)

LOT 2
(APN 079-122-310)
BLOCK 3

WBSD RESOLUTION
NO. 1554
(APN 079-122-320)

LOT 21

TRACT NO. 718

ALPINE HILLS
UNIT 3
(APN 079-122-200)

42 MAP 27-29

ALPINE RD



WBSD RESOLUTION
NO. 1289
(APN 079-122-190)

LOT 8

DISCLAIMER:
THIS PLAT IS FOR ANNEXATION PURPOSES
ONLY. THE PLAT & LEGAL DESCRIPTION
CONTAINED HEREIN ARE NOT TO BE USED
FOR THE SALE OF LAND.

LEGEND

- ADJACENT PROPERTY LINE
- PROPOSED SEWER ANNEXATION DISTRICT BOUNDARY



555 BRYANT STREET
SUITE 368
PALO ALTO, CA 94301
P: (850) 549 4249
info@kprox.com
www.kprox.com

PROJ #17-023

MAY 23, 2017

EXHIBIT B
PLAT TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED SEWER ANNEXATION
450 GOLDEN OAK DR.
TOWN OF PORTOLA VALLEY, CA
UNINCORP SAN MATEO COUNTY