

SAN MATEO



**LOCAL AGENCY FORMATION COMMISSION**

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

December 8, 2009

TO: Members, Formation Commission

FROM: Martha Poyatos  
Executive Officer

SUBJECT: LAFCo File No. 09-12--Proposed Annexation of 380 Golden Oak (Lands of Hansen/079-101-230) to the West Bay Sanitary District and waiver of conducting authority proceedings (1.34 acre)

**Summary**

This proposal was submitted by landowner petition and requests annexation of a 1.34 acre parcel with a single-family residence 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 380 Golden Oak. Commission approval is recommended.

**Departmental Reports**

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$2,950,000. The boundaries of the annexation as proposed do 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 territory proposed for annexation including fronting roadway consists of 1.34 acres. The map and legal description required by the State Board of Equalization have not been reviewed. 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. The proposal has no adverse environmental health significance.

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: The project proponent will bear the cost of all construction to connect residence to the existing sewer main that runs in Golden Oak. Proponents are responsible for all permitting (Class 1A permit), installation and construction costs and applicable reimbursement fee. Annexation to the On-Site Waste Water Disposal Zone is not required.

Recommendation: Approval

**Report and Recommendation:**

This proposal has been submitted by landowner petition in order to abandon an inadequate septic system serving the existing home and connect to public sewer. The territory proposed for annexation is located in the Town of Portola Valley on Golden Oak near Bear Gulch west of 280 Freeway.

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. If approved, the annexation would not be recorded until Public Works verifies that the map and legal description attached meet the specifications of the State Board of Equalization.

California Environmental Quality Act (CEQA)

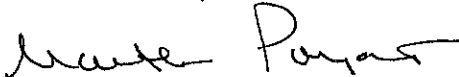
The proposal is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) because it consists of an annexation for an exempt facility (up to three single-family residences).

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 no objection is submitted from the subject 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. The landowners have requested and staff recommends waiver of conducting authority proceedings.

Recommended Commission Action, by Resolution: Approve LAFCo File No. 09-12--Proposed Annexation of the 380 Golden Oak (Lands of Hansen) to the West Bay Sanitary District and waiver of conducting authority proceedings.

Respectfully submitted,



Martha Poyatos  
Executive Officer

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 parcel to West Bay Sanitary District (380 GOLDEN OAK)**

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 included in the proposal is:

  X   inhabited (12 or more registered voters)    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 for the proposed annexation is:

**Establish sanitary sewer service for single family home**

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

**None**

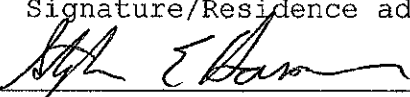
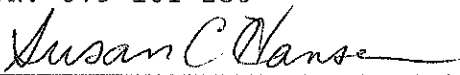
8. The persons signing this petition have signed as:

           registered voters **or**   X   Owners of land (check one)  
within the subject territory.

Petition  
Page 2 of 2

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>9/25/09</u>	<u>Stephen E. Hansen</u>	 380 Golden Oak Dr, Portola Valley, CA 94028 APN: 079-101-230	
<u>9/25/09</u>	<u>Susan C. Hansen</u>	 380 Golden Oak Dr, Portola Valley, CA 94028 APN: 079-101-230	

\*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 of 380 Golden Oak Dr., Portola Valley, CA, APN 079-101-230 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 establish sanitary sewer service for the single family residence located on the above parcel with The West Bay Sanitary District

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

Yes  No

5. Estimated acreage: 1.0

**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	West Bay Sanitary District	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.

380 Golden Oak Drive is located in the Town of Portola Valley, 1/3 of a mile west of the intersection of Alpine Road and Arastadero Road, and 1 2/3 miles south of the intersection of Alpine Road and the I280 Freeway.

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

Primarily single family homes.

3. How are adjacent lands used?

North: Primarily single family homes.

South: Primarily single family homes.

East: Primarily single family homes.

West: Primarily single family homes.

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

None is anticipated.

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

Residential – low land use intensity, 1-2 dwelling units per acre.

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

R – E/1 (Residential Estate – 1 acre

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

None at this time.

8. What additional approvals will be required to proceed?

Class 1 Sewer Permit with West Bay Sanitary District

Portola Valley construction permit for the installation of a lateral, property line connection to the sanitary district's facility

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?

The availability of a sanitary sewer connection may increase the maximum buildable residential square footage on the property, however minimum lot size is one acre.

\* \* \* \* \*

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: Stephen E. Hansen

ADDRESS: 380 Golden Oak Dr., Portola Valley, CA TELEPHONE: 650-529-3479

ATTN: \_\_\_\_\_

\_\_\_\_\_  
Signature of Proponent



Annexaton No.

ANNEXATION TO THE WEST BAY SANITARY DISTRICT ( WBSD )

Geographic Description

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All that certain real property situated in the Town of Portola Valley, County of San Mateo, State of California, as follows:

A portion of Lot 25 and Lot 26, Block 2, and a portion of Golden Oak Drive ( 60' wide ), as shown upon that certain Map entitled "Tract No. 711 Alpine Hills Unit No. 2", filed for record in the Office of the Recorder of the County of San Mateo, State of California on March 17, 1955 in Book 41 of Maps at Pages 40 through 42, and being more particularly described as follows:

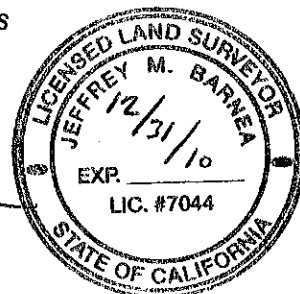
BEGINNING at a point in the southwesterly line of said Lot 26, Block 2, which point bears North 39° 19' 40" West, 135.35 feet and North 31° 00' East, 142.16 feet from the most southerly corner of Lot 21, Block 2 as depicted upon the above mentioned map entitled "Tract No. 711 Alpine Hills Unit No. 2";

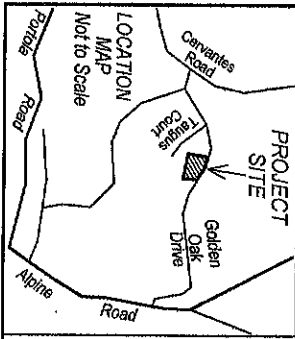
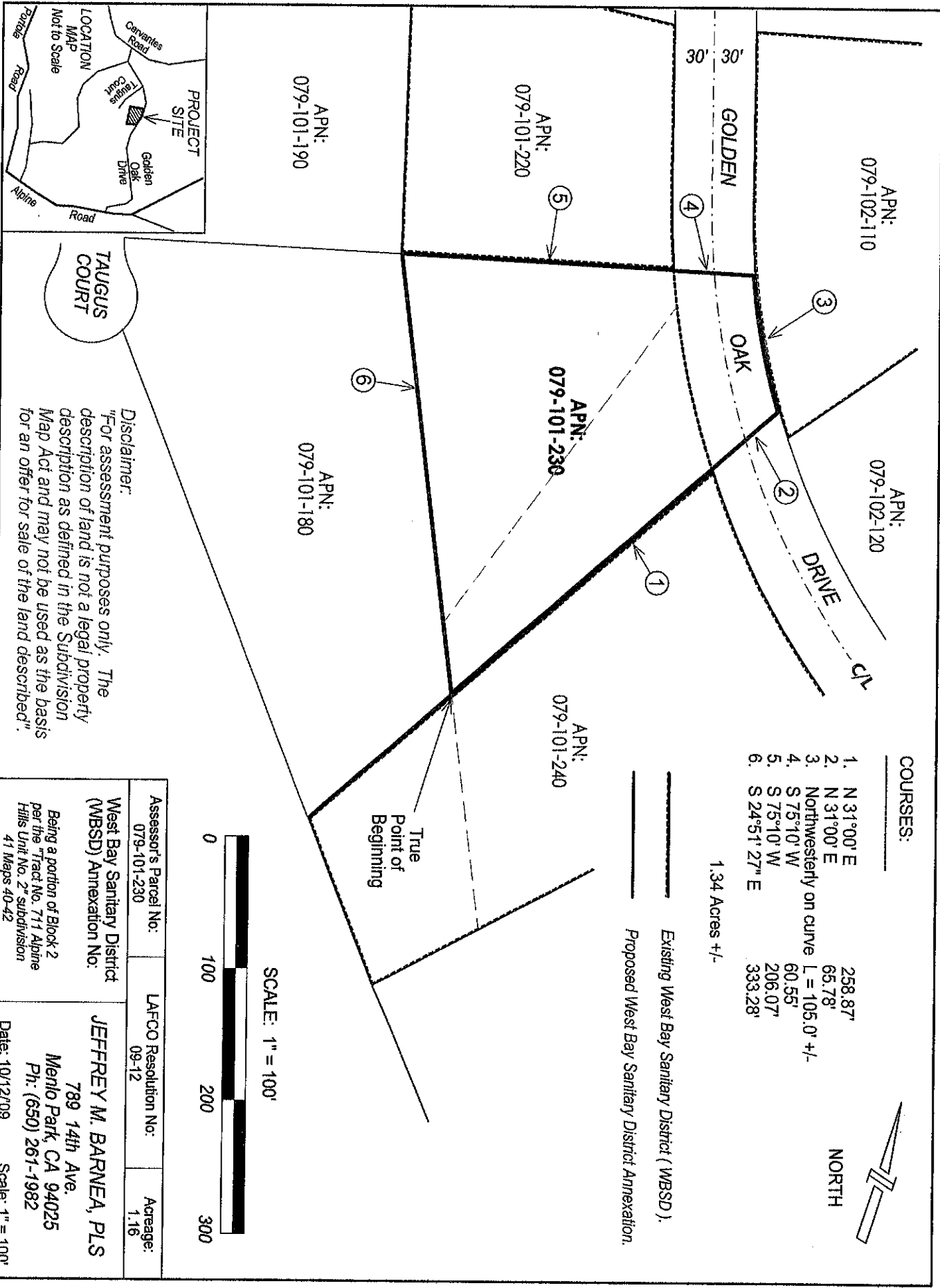
Thence from the TRUE POINT OF BEGINNING of this description:

- (1) North 31° 00' East, 258.87 feet to a point in the curved southwesterly line of Golden Oak Drive ( 60 feet wide );
- (2) continuing North 31° 00' East along the prolongation of the previous line, 65.78 feet to the northeasterly curved line of said Golden Oak Drive;
- (3) along said curved line of Golden Oak Drive, having a Radius of 570 feet in a general northwesterly direction 105.0 feet, to a point on the prolongation of the line common between Lots 21 and 22, Block 2 per the said "Tract No. 711..." map;
- (4) South 75° 10' West on the said prolongation of the line common between Lots 21 and 22, Block 2, 60.55 feet to the southwesterly line of said Golden Oak Drive;
- (5) South 75° 10' West, 206.07 feet to the easterly common corner of said Lots 21 and 22, Block 2;
- (6) South 24° 51' 27" East, 333.28 feet along the common line of said Lots 21 and 26, Block 2 per the "Tract No. 711..." map and the TRUE POINT OF BEGINNING. Containing 1.34 Acres of land, more or less.

*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Act and may not be used as the basis for an offer for sale of the land described.*

*Jeffrey M. Barnea*  
10/19/09





**TAUGUS COURT**

Disclaimer:  
 "For assessment purposes only. The 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 of the land described".

- COURSES:**
1. N 31°00' E 258.87'
  2. N 31°00' E 65.78'
  3. Northwestery on curve L = 105.0' +/-
  4. S 75°10' W 60.55'
  5. S 75°10' W 206.07'
  6. S 24°51' 27" E 333.28'

1.34 Acres +/-

Existing West Bay Sanitary District (WBSD),  
 Proposed West Bay Sanitary District Annexation.



SCALE: 1" = 100'

Assessor's Parcel No: 079-101-230	LAFCO Resolution No: 09-12	Acresage: 1.16
West Bay Sanitary District (WBSD) Annexation No:	<b>JEFFREY M. BARNEA, PLS</b> 789 14th Ave. Menlo Park, CA 94025 Ph: (650) 261-1982	
Being a portion of Block 2 per the "Tract No. 711 Alpine Hills Unit No. 2" subdivision 41 Maps 40-42		Date: 10/12/09      Scale: 1" = 100'