

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

March 9, 2005

TO: Members, Formation Commission

FROM: Martha Poyatos *Martha Poyatos*
Executive Officer

SUBJECT: LAFCo File No. 05-02--Proposed Annexation of 355 Golden Oak (Lands of Lampman) to the West Bay Sanitary District and Waiver of Conducting Authority Proceedings (1 acre)

Summary

This proposal was submitted by landowner petition and requests annexation to West Bay Sanitary District of one developed parcel to provide sewer service to a single-family residence. The proposal has 100% landowner consent and waiver of conducting authority proceedings is requested. The annexing parcel is within the boundaries of the Town of Portola Valley on Golden Oak near Tagus Court. Annexation is requested so that the property owners abandon the existing septic system and hook up to public sewer to accommodate construction a proposed new residence. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$2,557,772. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

County Clerk: The territory has five registered voters. Annexation would not conflict with any political subdivision boundaries.

Public Works: The territory proposed for annexation consists of 1 acres. The map and legal description submitted with the proposal do satisfy 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 applicant will be required to obtain a permit to abandon the existing septic tank to the satisfaction of the Environmental Health.

Recommendation: Approval.

Staff Report from Town of Portola Valley: The town's general plan designation is low intensity residential and zoning is residential estate, one to two acres per dwelling unit. An encroachment permit will be necessary to be reviewed and approved by Town Public Works Director.

Recommendation: Approval

Staff Report from West Bay Sanitary District: The project proponent will bear the cost of all construction to connect to the existing main fronting the property in Golden Oak. The annexing territory is subject to reimbursement agreement fee of approximately \$72,000. Upon completion of the annexation process, applicant will be required to pay \$2,955 West Bay connection fee, \$500 West Bay annexation fee, \$100 Class 1A. Upon Board acceptance of work sewer charges will be billed on property tax bill. Current annual charges are \$278.

Recommendation: Approval

Recommendation:

This proposal has been submitted by landowner petition and requests annexation to serve a proposed new single-family home located on Golden Oak Drive near Tagus Court. 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. Staff recommends approval of the annexation.

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 there is written consent from all gaining agencies. The purpose of the conducting authority proceeding is to measure landowner or voter

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protest within the affected territory. Paragraph [c] was added to Section 56837 to streamline annexation proceedings in which landowners have already given consent to uninhabited (11 or less registered voters) annexation proceedings. At the request of the landowners, the West Bay Sanitary District has requested that the Commission waive the conducting authority proceedings if the proposal is approved.

Recommended Commission Action, by Resolution: Approve LAFCo File No.05-02--Proposed Annexation of 355 Golden Oak (Lands of Lampman) to the West Bay Sanitary District and waive conducting authority proceedings.

Attachments

PETITION
FOR PROCEEDINGS PURSUANT TO
THE CORTESEKNOX 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 Local Government Reorganization Act of 1985)
2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc.) is/are:
ANNEXATION OF 355 GOLDEN OAK DRIVE INTO 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) Uninhabited
5. This proposal is 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:
PROVIDE SEWER FOR NEW RESIDENCE.
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 Owners of land (check one) within the subject territory.

Petition

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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):

355 Golden Oak Drive
Portola Valley, CA 94028
APN*

Date: Printed Name: Signature, Residence address

1/27/05 Richard Lampman *[Signature]* 079-102-230

1/27/05 Cathy Lampman *[Signature]* 355 Golden Oak Drive
Portola Valley, CA 94028

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

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

A. GENERAL INFORMATION

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

ANNEXATION OF 355 GOLDEN OAK DRIVE INTO 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 PROVIDE SEWER FOR NEW RESIDENCE

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

Yes No

5. Estimated acreage: 1 ACRE

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

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 are given on the first two lines of the space

provided for your response.

SERVICE	PRESENT	PROPOSED	FUNDING SOURCE	
	SOURCE	SOURCE	CONSTRUCTION	OPERATING
Police	Co. Sheriff	City Police	N/A	Taxes
Sewer	None	City of ...	Proponent	Fees
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.

GOLDEN OAK DRIVE EAST OF TARGAS COURT

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

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?

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

RE/1a/Sd-1a

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

REMOVAL AND REPLACEMENT OF NEW HOME - BUILDING
PLANNING APPROVAL TOWN OF PORTOLA VALLEY - SUBJECT TO FINAL
APPROVAL WITH SEPTIC CONNECTION

8. What additional approvals will be required to proceed?

NONE

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?

WE ARE REPLACING A 3852 S.F. EXISTING RESIDENCE
WITH A NEW RESIDENCE 4513 S.F.

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: VIA BUILDERS, Inc.

ADDRESS: 4600 EL CAMINO REAL STE. 209
LOS ALTOS CA. 94022

PHONE: (650) 222-0162

ATTN: RALPH SAVIANO


 Signature of Proponent

Note: Pursuant to Government Code Sections 56700.1 and 81000 et seq. Any person or combination of persons who directly or indirectly contribute \$1000 or more or expend \$1000 or more in support of or opposition to a change of organization or reorganization that has been submitted to the Commission and will require an election must comply with the reporting and disclosure requirements of the Political Reform Act of 1974.

Legal Description

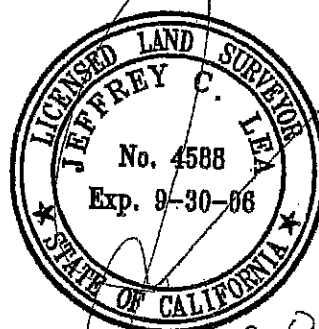
Lands of Lampman

Being a portion of Lot 25, Block 1, as shown on that certain map entitled "Tract No. 711, Alpine Hills, Unit No. 2" recorded in Volume 42 of Maps, Page 41, San Mateo County Records, and portions of Lots 17 and 18 as shown on that certain map entitled "Tract No. 803, Pine Ridge" recorded in Volume 56 of Maps, Page 31, San Mateo County Records situated in the Town of Portola Valley, County of San Mateo, State of California, as shown on Exhibit "B" made a part hereof, more particularly described as follows:

Beginning at a point on the Northerly line of Golden Oak Drive, said point being the Southwesterly corner of Lot 25 as said Road and Lot are shown on that certain map entitled "Tract No. 711, Alpine Hills, Unit No. 2" recorded in Volume 42 of Maps, Page 41, San Mateo County Records, said point being also the Southeasterly corner of that area annexed to West Bay Sanitary District August 19, 1998 by Resolution No. 891; thence along said district boundary and Westerly line of said Lot 25 (1) North $12^{\circ}21'09''$ East, 192.08 feet; (2) thence leaving said district and line of Lot 25 North $84^{\circ}33'12''$ East, 47.54 feet; (3) thence South $60^{\circ}00'00''$ East, 91.02 feet; (4) thence South $59^{\circ}02'48''$ East, 105.15 feet; (5) thence North $27^{\circ}43'02''$ East, 23.91 feet; (6) thence North $71^{\circ}59'48''$ East, 10.84 feet to the Northeasterly corner of aforesaid Lot 25; (7) thence along the Easterly line of Lot 25 South $26^{\circ}50'38''$ East, 217.03 feet to a point on the Southwesterly line of Golden Oak Drive, said point being the Southeasterly corner of said Lot 25; thence along the Southwesterly line of Golden Oak Drive, (8) from a tangent bearing North $42^{\circ}16'56''$ West, along the arc of a curve to the left with a radius of 330.00 feet, through a central angle of $35^{\circ}06'56''$, an arc distance of 202.25 feet to the point of Beginning.

Containing 0.99 acres more or less.

This 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 or for the sale of lands described herein.



February 4, 2005

Exhibit "A"

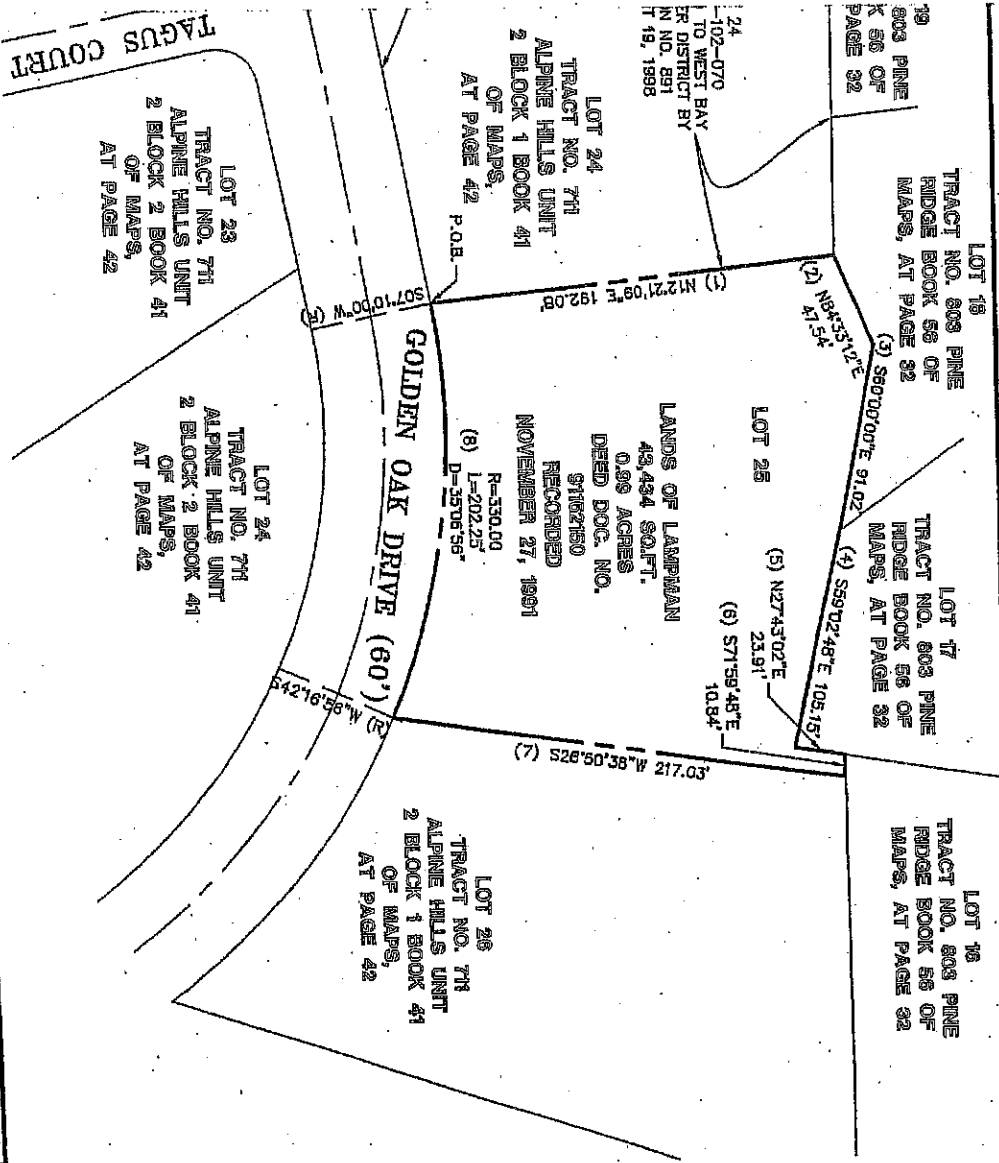


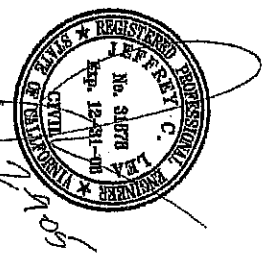
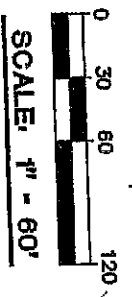
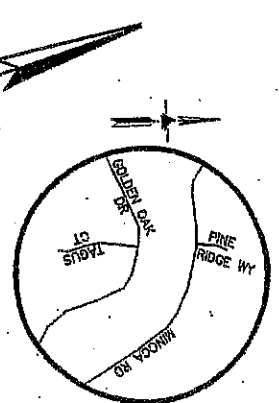
EXHIBIT B

PROPOSED ANNEXATION INTO WEST BAY SANITARY DISTRICT'S ON-SITE WASTEWATER DISPOSAL ZONE

355 GOLDEN OAK DR
PORTOLA VALLEY, CALIFORNIA

SAN MATEO COUNTY

APN: 079-102-230



LEA & SUNG ENGINEERING, INC.
 CIVIL ENGINEERS • LAND SURVEYORS

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