

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  
Executive Officer

SUBJECT: LAFCo File No. 05-01--Proposed Annexation of 415 Golden Oak (Lands of Weber & Plough) 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 Bear Gulch. Annexation is requested so that the property owners can hook up to sewer and abandon the existing septic system. Commission approval is recommended.

## Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$2,093,000. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

County Clerk: The territory has three 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 not satisfy the requirements of the State Board of Equalization and require modification.

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. If the project requires telemetry panel, planning staff will review and approve location and details.

Recommendation: Approval

Staff Report from West Bay Sanitary District: The project proponent will bear the cost of all construction including construction of sewer main to front the property and connect to the existing main fronting the property in Golden Oak. The annexing territory is subject to reimbursement agreement fee of \$12,200. 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 an existing single-family home to accommodate remodeling and an addition to the home. 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 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.05-01--Proposed Annexation of 415 Golden Oak (Lands of Weber and Plough) to the West Bay Sanitary District, conditioned upon submittal of a map and legal description meeting the State Board of Equalization Requirements 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 415 Golden Oak Drive, Portola Valley  
 to West Bay Sanitary.*

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:

*to connect single-family home to public sewer*

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

*NONE*

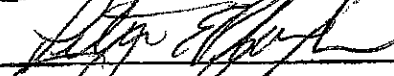

8. The persons signing this petition have signed as:

registered voters or  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	940218	APN*
12/28/04	PETERE Ploech	415 Golden Oak Drive, Park Valley	/079-102-140	
	STOVE WBBOR			
				

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



# LOCAL AGENCY FORMATION COMMISSION

455 COUNTY CENTER, 2ND FLOOR • REDWOOD CITY, CA 94063-1683 • PHONE (650) 363-4224 • FAX (650) 363-4849

## 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 415 Golden Oak Drive, Portola Valley 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?

Adding on (square footage) to an existing home, makes the existing septic system obsolete.

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.

<u>SERVICE</u>	<u>PRESENT</u>	<u>PROPOSED</u>	<u>FUNDING SOURCE</u>	
	<u>SOURCE</u>	<u>SOURCE</u>	<u>CONSTRUCTION</u>	<u>OPERATING</u>
Police	Co. Sheriff	City Police	N/A	Taxes
Sewer	None	City of ...	Proponent	Fees
Sewer	None	<del>City of Portola Valley</del> West Bay Sanitary Dist.	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.

415 Golden Oak, Portola Valley  
Two blocks from Alpine Road

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

Single Family Residence

3. How are adjacent lands used?

North: Single Family Residence (SFR)  
South: SFR  
East: SFR  
West: SFR

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

1,000 square feet added to the existing structure

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

Single Family Homes

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

Residential (specifically R-E/1a/sd-1a)

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



Remodel and addition plans being submitted to the city of Portola Valley  
(remodel and addition to existing home)

8. What additional approvals will be required to proceed?

Lafco/Westbay

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?

Adding ~~XXXXXX~~ 1000 square feet to existing structure  
No new development

\*\*\*\*\*

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:

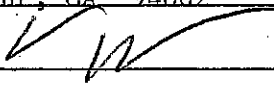
NAME: Vincent ARMANDO

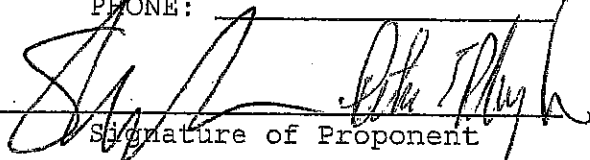
408-448-3434

ADDRESS: P.O. Box 278

PHONE:

Belmont, CA 94002

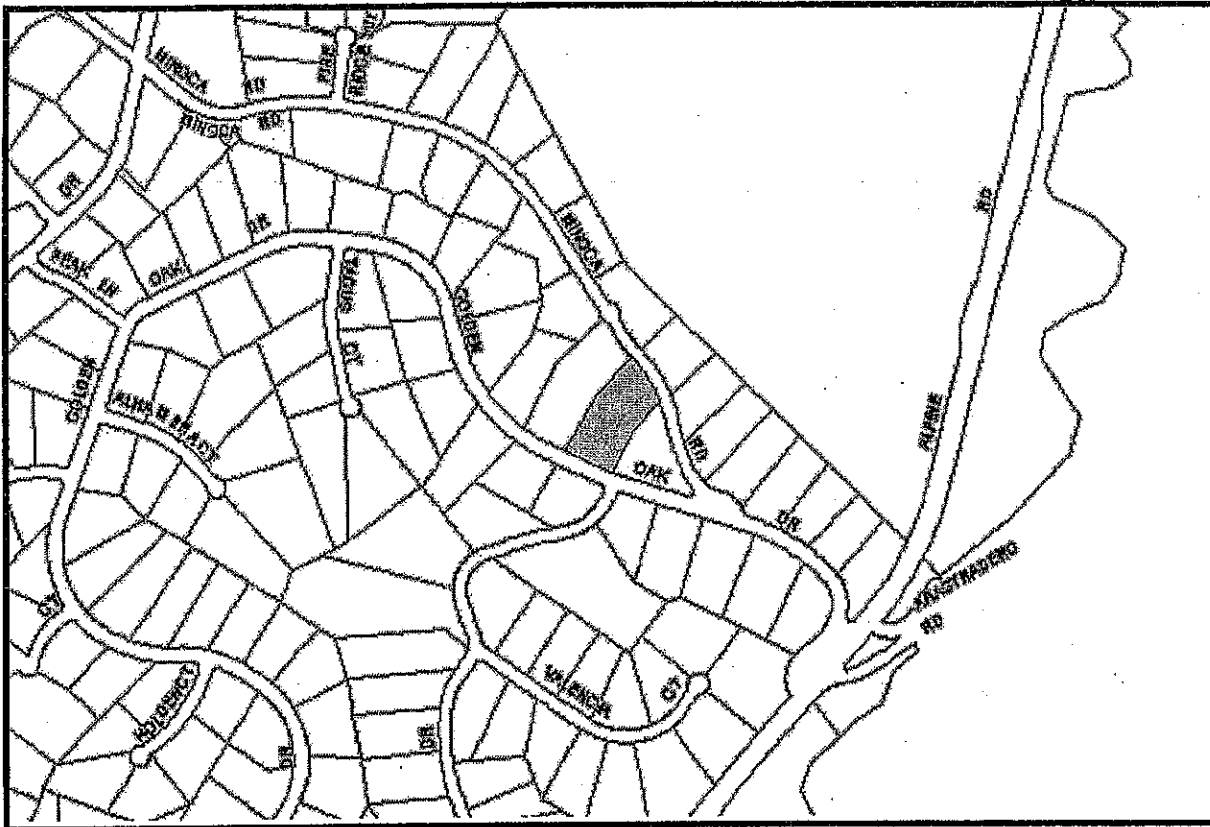
ATTN: 

  
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.

**SELECTED  
PROPERTY**

Situs: 415 Golden Oak Dr , Portola Valley  
Owner: Weber Steve C, 415 Golden Oak Dr, Portola Valley, CA, 94028--7759  
APN: 079102140



**DESCRIPTION TO ACCOMPANY PLAT FOR AREA TO BE  
ANNEXED TO WEST BAY SANITARY DISTRICT  
FOR THE LANDS OF ARMANDO, WEBER & PLOUGH**

All that certain real property being Lot 14 and portions of Golden Oak Drive, as said Lot and Drive are shown on that certain Map entitled "Tract No. 718, Alpine Hills Unit 3", filed for Record in Volume 42 of Maps at Page 28, San Mateo County Records, more particularly described as follows:

**BEGINNING** at the intersection of the centerlines of Golden Oak Drive and Bear Gulch Drive as said Drives are shown on that certain Map entitled "Tract No. 718, Alpine Hills Unit 3", filed for Record in Volume 42 of Maps at Page 28, San Mateo County Records, thence along the centerline of Golden Oak Drive along a tangent curve, concave to the north, having a radius of 50.00', a central angle of 9°30'00" and a radial bearing of N 15°50'00" E; thence southwesterly along said curve, a distance of 82.90'; thence continuing along said centerline of Golden Oak Drive, N 64°40'00" W, a distance of 184.08', thence leaving said centerline, N 29°33'40" E, a distance of 30.08' to **THE TRUE POINT OF BEGINNING**, said point being the southwestern most corner of Lot 31 of said Tract No 718 and the southeastern most corner of Lafco resolution No 909, thence along the northwesterly line of said Lot 31 and the southeasterly line of said Resolution No. 909 the following 2 courses and distances:

1. N 29°33'40" E, a distance of 255.08'; thence
2. N 40°53'28" E, a distance of 203.13' to the northwestern most corner of said Lot 31 and the northeastern most corner of Lafco resolution No 909, said point being along the southerly line of Minoca Court as shown on said Tract No. 718; thence leaving said Resolution No. 909 and along Minoca Court, S 40°30'00" E, a distance of 90.94' to the point of curvature of a tangent curve, concave to the southwest, having a radius of 375.00' and a central angle of 18°07'28"; thence southeasterly along said curve and along the southerly line of said Minoca Court, a distance of 118.62' to the northern most corner of Lafco Resolution No. 1297; thence leaving said line of Minoca Court and along said the northwesterly line of Lafco Resolution No. 1297 and the southeasterly line of said Lot 31 the following 2 courses and distances:

1. S 41°51'08" W, a distance of 149.67'; thence
2. S 28°50'00" W, a distance of 204.65' to a point in the northerly line of said Golden Oak Drive and the southwestern most corner of Lafco Resolution No. 1297, said point being a point of curvature of a non-tangent curve, concave to the north, having a radius of 470.00', a central angle of 07°17'08", a radial bearing of N 23°07'08" E, and a chord of 59.72' bearing S 70°31'34" E; thence southeasterly along said curve and along said northerly line of Golden Oak Drive, a distance of 59.76'; thence continuing along said northerly line of Golden Oak Drive and along the southerly line of Lafco Resolution No. 1297, S 74°10'00" E, a distance of 280.78'; thence leaving said line of Golden Oak Drive and Lafco Resolution No. 1297, S 15°50'00" W, a distance of 60.00' to the southerly line of Golden Oak Drive; thence along said southerly line of Golden Oak Drive the following 4 courses and distances:

1. N 74°10'00" W, a distance of 280.78' to the point of curvature of a tangent curve, concave to the north, having a radius of 530.00' and a central angle of 09°30'00"; thence
2. Westerly along said curve, a distance of 87.88'; thence

**DESCRIPTION TO ACCOMPANY PLAT FOR AREA TO BE  
ANNEXED TO WEST BAY SANITARY DISTRICT  
FOR THE LANDS OF ARMANDO, WEBER & PLOUGH  
(continued)**

3. N 64°40'00" W, a distance of 271.86' to the point of curvature of a tangent curve, concave to the northeast, having a radius of 630.00' and a central angle of 09°35'05"; thence
4. Northwesterly along said curve, a distance of 105.39'; thence leaving said southerly line of Golden Oak Drive, N 43°48'44" E, a distance of 30.38' to the centerline of Golden Oak Drive; thence N 34°28'10" E, a distance of 30.00' to the southwestern most corner of said Lafco Resolution No. 909 and Lot 30 of said Tract No 718, said point being the point of curvature of a non-tangent curve, concave to the northeast, having a radius of 570.00' a central angle of 09°08'10", a radial bearing of S 34°28'10" W, and a chord of 90.79' bearing S 60°05'55" E; thence southeasterly along said curve and along the northerly line of Golden Oak Drive and the southerly line of said Lafco Resolution No. 919, a distance of 90.89'; thence continuing along the same, S 64°40'00" E, a distance of 90.00' to the TRUE POINT OF BEGINNING.

Containing 2.8983 acres or 126249 square feet of land more or less.

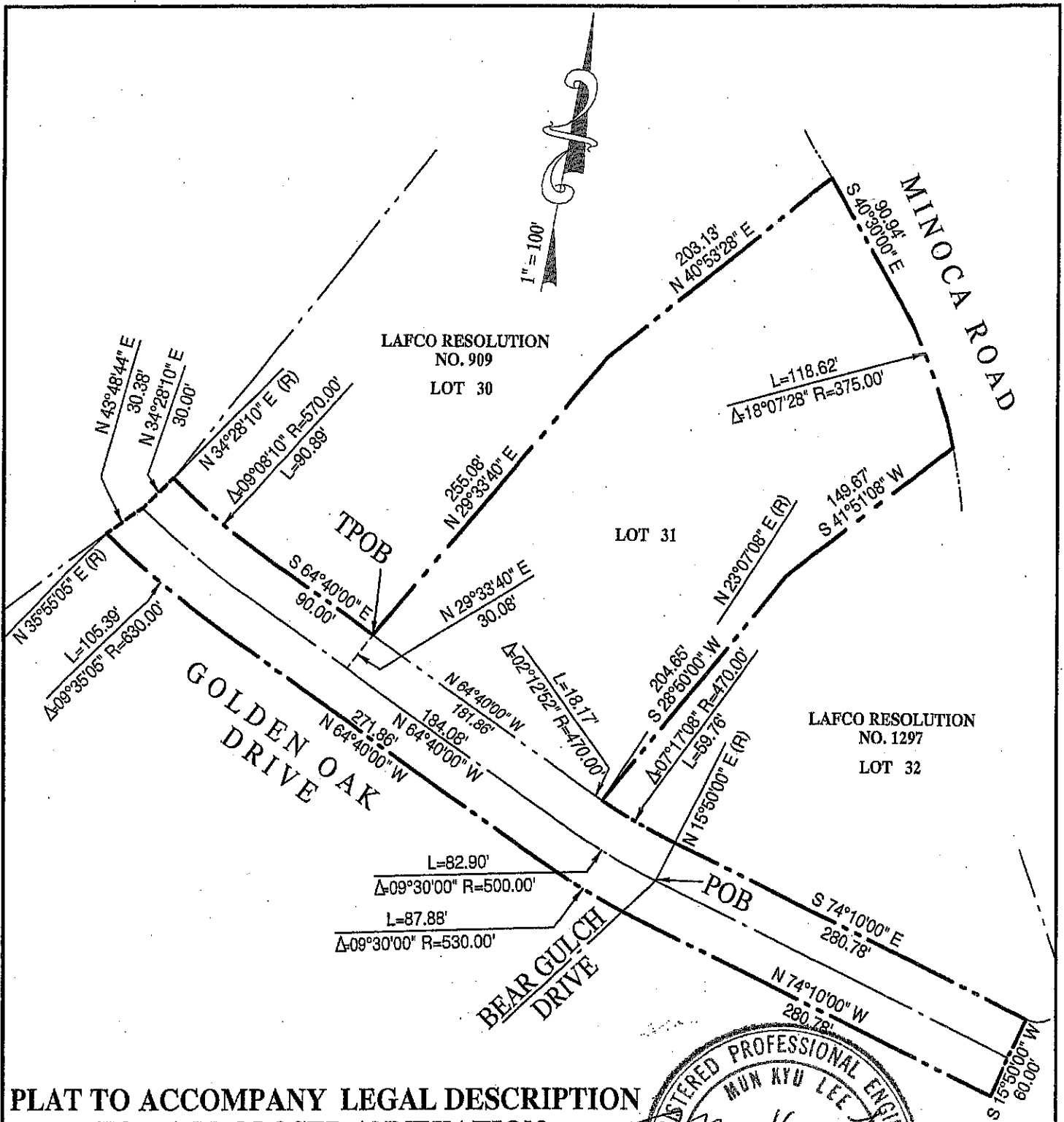
Description prepared on March 03, 2005:

See Map attached hereto and made a part hereof.

END OF DESCRIPTION

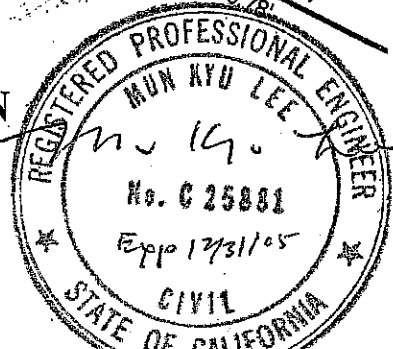
*M. K. Lee*  
Mun Kyu Lee  
R.C.E. No. C-25881  
Expires: 12-31-05





**PLAT TO ACCOMPANY LEGAL DESCRIPTION  
FOR A PROPOSED ANNEXATION  
TO WEST BAY SANITARY DISTRICT**

THE LANDS OF ARMANDO, WEBER & PLOUGH  
LOT 31 "TRACT NO. 718, ALPINE HILLS UNIT 3"  
TOWN OF PORTOLO VALLEY  
IN THE COUNTY OF SAN MATEO  
STATE OF CALIFORNIA



**LEE ENGINEERS, INC**

DATE: 03-03-05

SCALE: 1" = 100'

1211 Park Avenue  
SAN JOSE, CA 95126  
(408)293-3833

**MAPCHECK REPORT**

Mon Mar 07 00:10:47 2005

**Project: C: ANNEXATION TO SOUTH BAY SANITARY DISTRICT  
ASSOCIATES/LEE ENGINEERS/GOLDEN OAK/SS LEGALS/EX B.PCS  
MAPCHECK REPORT for ARMANDO**

Starting Pt#29 Coordinates - North: 5000.0000', East: 5000.0000'

Ending coordinates - North: 4999.9951', East: 4999.9969'

ERROR - North: 0.00', East: 0.00', Total: 0.00', Bearing: S 31°47'09" W

- N 29°33'40" E 255.08'
- 49 N:5221.8762' E:5125.8441'
- N 40°53'28" E 203.13'
- 50 N:5375.4334' E:5258.8178'
- S 40°30'00" E 90.94'
- 51 N:5306.2821' E:5317.8786'

**Curve Parameters**

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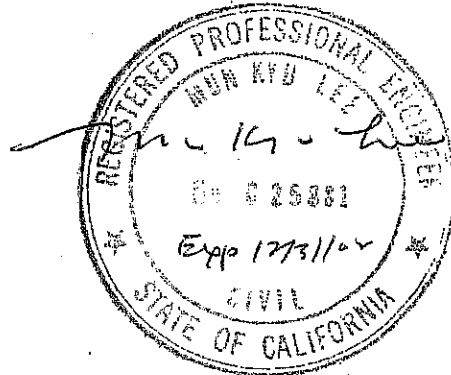
Direction: Right/Clockwise  
 Radius Pt at N:5062.74 E:5032.73  
 Delta =18°07'28" Right/Clockwise  
 Radius =375.00  
 Arc Length =118.62  
 Tangent Length =59.81  
 Chord Length =118.13  
 Chord Bearing =S 31°26'16" E  
 PC Tang Bearing=S 40°30'00" E  
 PT Tang Bearing=S 22°22'32" E  
 PC->RP Bearing =S 49°30'00" W  
 RP->PT Bearing =N 67°37'28" E

- 52 N:5205.4925' E:5379.4921'
- S 41°51'08" W 149.67'
- 53 N:5094.0081' E:5279.6305'
- S 28°50'00" W 204.65'
- 54 N:4914.7293' E:5180.9353'

**Curve Parameters**

=====

Direction: Left/Counter-clockwise  
 Radius Pt at N:5346.98 E:5365.48  
 Delta =07°17'08" Left/Counter-clockwise  
 Radius =470.00  
 Arc Length =59.76  
 Tangent Length =29.92  
 Chord Length =59.72  
 Chord Bearing =S 70°31'26" E



PC Tang Bearing=S 66°52'52" E  
 PT Tang Bearing=S 74°10'00" E  
 PC->RP Bearing =N 23°07'08" E  
 RP->PT Bearing =S 15°50'00" W

55 N:4894.8167' E:5237.2415'  
 S 74°10'00" E 280.78'  
 56 N:4818.2087' E:5507.3685'  
 S 15°50'00" W 60.00'  
 57 N:4760.4851' E:5490.9981'  
 N 74°10'00" W 280.78'  
 58 N:4837.0931' E:5220.8711'

Curve Parameters

=====  
 Direction: Right/Clockwise  
 Radius Pt at N:5346.98 E:5365.48  
 Delta =09°30'00" Right/Clockwise  
 Radius =530.00  
 Arc Length =87.88  
 Tangent Length =44.04  
 Chord Length =87.78  
 Chord Bearing =N 69°25'00" W  
 PC Tang Bearing=N 74°10'00" W  
 PT Tang Bearing=N 64°40'00" W  
 PC->RP Bearing =N 15°50'00" E  
 RP->PT Bearing =S 25°20'00" W

59 N:4867.9527' E:5138.6979'  
 N 64°40'00" W 271.86'  
 60 N:4984.2772' E:4892.9816'

Curve Parameters

=====  
 Direction: Right/Clockwise  
 Radius Pt at N:5553.69 E:5162.55  
 Delta =09°35'05" Right/Clockwise  
 Radius =630.00  
 Arc Length =105.39  
 Tangent Length =52.82  
 Chord Length =105.27  
 Chord Bearing =N 59°52'28" W  
 PC Tang Bearing=N 64°40'00" W  
 PT Tang Bearing=N 55°04'55" W  
 PC->RP Bearing =N 25°20'00" E  
 RP->PT Bearing =S 34°55'05" W

61 N:5037.1104' E:4801.9337'  
 N 43°48'44" E 30.38'



62 N:5059.0330' E:4822.9657'  
N 34°28'10" E 30.00'

63 N:5083.7658' E:4839.9447'  
Curve Parameters

=====  
Direction: Left/Counter-clockwise  
Radius Pt at N:5553.69 E:5162.55  
Delta =09°08'10" Left/Counter-clockwise  
Radius =570.00  
Arc Length =90.89  
Tangent Length =45.54  
Chord Length =90.79  
Chord Bearing =S 60°05'55" E  
PC Tang Bearing=S 55°31'50" E  
PT Tang Bearing=S 64°40'00" E  
PC->RP Bearing =N 34°28'10" E  
RP->PT Bearing =S 25°20'00" W

64 N:5038.5046' E:4918.6519'  
S 64°40'00" E 90.00'

65 N:4999.9951' E:4999.9969'

Perimeter: 2409.81'  
Area: 2.8983 acres 126249.0004 sq ft  
Precision: 415581.00

