

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

October 11, 2011

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

SUBJECT: LAFCo File No. 11-04--Proposed Annexation of 255 Golden Oak (Lands of Geenen - APN 079-092-330) to the West Bay Sanitary District, waiver of conducting authority proceedings and subsequent annexation to the On-Site Waste Water Disposal Zone (1.1 acre)

Summary

This proposal, submitted by landowner petition, requests annexation of a 1.1 acre parcel with a single-family home to West Bay Sanitary District in order to abandon an inadequate septic system. The proposal has 100% landowner consent and waiver of conducting authority proceedings is also requested. The annexing territory is within the boundaries of the Town of Portola Valley at 255 Golden Oak. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$1,856,930. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

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

Public Works: Public Works is reviewing the map and legal description for adequacy.

Environmental Health: The California Water Service Company and West Bay Sanitary District provide the available water and sewer service in the area. Environmental Health supports connection to public sewer because the property is within 200 feet of a public sewer. Once the connection to the sewer is completed, the existing septic system must be properly abandoned under permit with Environmental Health.

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. Location of Grinder Pump and telemetry to be reviewed and approved prior by Planning and Public Works.

Recommendation: Approval

West Bay Sanitary District: The project proponent will bear the cost of all construction including a Septic Tank Pumping (STEP) system, and lateral connecting to a force main in Golden Oak. Proponents are responsible for all permitting, installation and construction costs. A District Class 3 permit (\$200 application fee and \$2,000 deposit for plan checking and inspections) and A Class 1 permit (\$100 application fee and connection fees of \$4,289.20 currently), and annual sewer service charges will be required. Also a reimbursement agreement for the force main extension (Fanton Agreement) is estimated at \$25,000. Annexation to the On-Site Waste Water Disposal Zone is required. The District cites no objections to the proposal.

Report and Recommendation:

This proposal has been submitted by landowner petition in order to abandon the inadequate septic system and connect the existing residence to public sewer as part of minor addition. The territory proposed for annexation is located in the Town of Portola Valley on Golden Oak Drive near Granada Court, west of I-280.

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.

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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).

Annexation to the On-Site Wastewater Disposal Zone

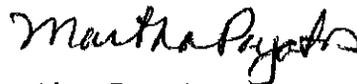
Sections 6960.3 and 6974 of the Health and Safety Code governing sanitary districts require LAFCo approval for formation of, or annexation to, an on-site wastewater disposal zone (Zone) in counties in which LAFCo has adopted Rules and Regulations Affecting the Functions and Services of independent special districts. The 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.

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 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. At the request of the landowners, the West Bay Sanitary District agrees to Commission waiver of the conducting authority proceedings if the proposal is approved.

Recommended Commission Action, by Resolution: Approve LAFCo File No. 11-04 --Proposed Annexation of 255 Golden Oak (Lands of Geenen-APN 079-092-330) to the West Bay Sanitary District, waive conducting authority proceedings and authorize subsequent annexation to the On-Site Wastewater Disposal Zone.

Respectfully submitted,



Martha Poyatos
Executive Officer

Attachments

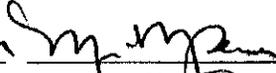
PETITION
FOR PROCEEDINGS PURSUANT TO
THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF
2000

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 255 Golden Oak Dr, Portola Valley (APN 079-092-330) 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) 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: **abandon existing inadequate septic system and connect single family residence to public sewer main.**
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.

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*
8/9/11	Marie McGeehan	 255 Golden Oak Drive	Portola Valley
8/9/11	Mark Geever	 " " "	"
_____	_____	_____	_____

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

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
Sanitary Sewer	Onsite Septic System	West Bay Sanitary District	Proponent	Fees to District

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.

At the southwest corner of Golden Oak Drive and Granada Court in the Town of Portola Valley.

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

Residential single family

3. How are adjacent lands used?

North: Residential singly-family

South: Residential singly-family

East: Residential singly-family

West: Residential singly-family

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

None, other than a small addition to the existing single family residence at the subject property, permitted with the Town of Portola Valley.

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

Low Intensity Residential

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

R-E/1A/SD1a (Residential-Estate/1 Acre Minimum Lot Size/Slope Density Table 1A)

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

None – We have applied for a building permit with the Town of Portola Valley for the addition, which is pending approval.

8. What additional approvals will be required to proceed?

Approval of Class 1A and Class 3 sewer permits with West Bay Sanitary District. Approval from San Mateo County Environmental Health will also be needed for abandonment of the existing septic system.

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?

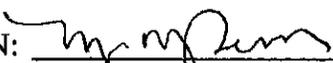
An addition to the existing single family residence may have been restricted by the existing septic system location, performance and/or sizing per SMCO Environmental Health requirements. Abandoning the existing septic system would reduce restrictions on an addition to the existing home.

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: Maria M Geenan

ADDRESS: 255 Golden Oak Drive

TELEPHONE: 650 529 0963

ATTN: 
Signature of Proponent





1920 Leslie Street
San Mateo, CA 94403
P (650) 212-1030
F (650) 212-1031

ANNEXATION TO WEST BAY SANITARY DISTRICT

Lands of Geenen

Situate in the Town of Portola Valley, County of San Mateo, State of California, and being Lot 16, Block 1, as shown on that certain map entitled, "Tract No. 711, Alpine Hills Unit No. 2, San Mateo County, California," filed 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 to 42, being more particularly described as follows:

BEGINNING at the most easterly corner of said Lot, also being the most southerly corner of the West Bay Sanitary District adopted _____ by Resolution No. _____;

1. thence along the southeasterly line of said Lot, South $17^{\circ}05'30''$ West, a distance of 221.59 feet, to the beginning of a tangent curve to the right;
2. thence along said curve, having a radius of 20.00 feet, through a central angle of $71^{\circ}32'32''$, an arc length of 24.97 feet, to a point of tangency, being a point on the southerly line of said Lot;
3. thence continuing along said line, South $88^{\circ}38'02''$ West, a distance of 100.42 feet, to the beginning of a tangent curve to the left;
4. thence along said curve, having a radius of 525.00 feet, through a central angle of $01^{\circ}40'45''$, an arc length of 15.39 feet, to the most southwesterly corner of said Lot, a radial line to said corner bears North $03^{\circ}02'43''$ West;
5. thence along the westerly line of said Lot, North $03^{\circ}04'42''$ West, a distance of 303.20 feet, to the most northwesterly angle point of said Lot, being a point on the southwesterly line of the West Bay Sanitary District adopted _____ by Resolution No. _____;
6. thence along said line, and along the northeasterly line of said Lot, South $71^{\circ}06'34''$ East, a distance of 228.10 feet, to the Point of Beginning.

Containing an area of 46,582 square feet/1.06938 acres, more or less.

END OF DESCRIPTION

The herein described annexation parcel is shown on the attached map, Exhibit B, of this legal description, and is made a part hereof.

This description was prepared by me from record data, and shall not be used in any conveyance which may be in violation of the Subdivision Map Act.

Bryan G. Taylor, PLS
License No. 7551, Expires 12/31/11

Date

GRANADA COURT [50' WIDE]

LOT 15

$\Delta = 01^{\circ}40'45''$
 $R = 525.00'$
 $L = 15.39'$

N $03^{\circ}04'42''$ W 303.20'
 N $03^{\circ}02'43''$ W (R)

LANDS OF GEENEN
 [2010-068803 O.R.]

LOT 16

LOT 17

RESOLUTION
 # _____

$\Delta = 71^{\circ}32'32''$
 $R = 20.00'$
 $L = 24.97'$

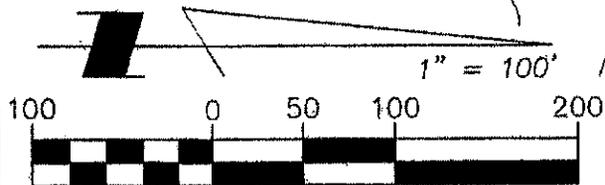
S $17^{\circ}05'30''$ W 221.59'

S $71^{\circ}06'34''$ E 228.10'

TRACT NO. 758
 TROWHEAD MEADOWS UNIT NO. 1
 VOL. 48 MAPS 21-23

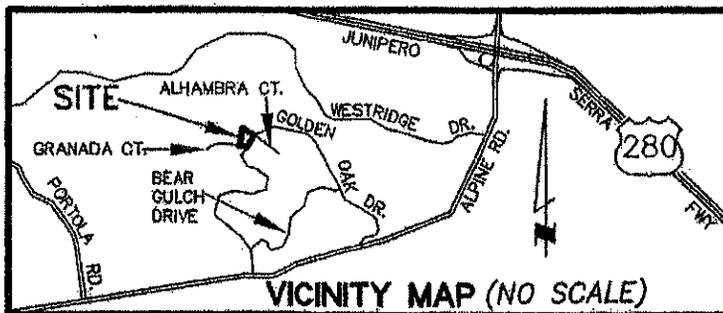
TRACT NO. 711 ALPINE HILLS UNIT 2
 VOLUME 41 MAPS 40-42
 BLOCK 1

GOLDEN OAK DRIVE
 [60' WIDE]



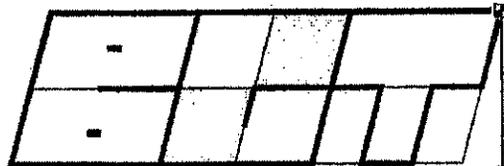
(IN FEET)
 1 INCH = 100 FEET

ALHAMBRA CT.



VICINITY MAP (NO SCALE)

EXHIBIT "B"



BGT LAND SURVEYING
 1920 Leslie Street P (650) 212-1030
 San Mateo, CA 94403 F (650) 212-1031

PLAT ACCOMPANYING LEGAL DESCRIPTION

PROPOSED SEWER ANNEXATION

TOWN OF
 PORTOLA VALLEY

SCALE SHEET
 1"=100' 1 OF 1

SAN MATEO COUNTY
 CALIFORNIA

DATE JOB
 09/11 10-080

Lot name: SUBJECT PROPERTY

North: 5000.0000	East: 5000.0000
Line Course: S 17-05-30 W	Length: 221.59
North: 4788.1964	East: 4934.8744
Curve Length: 24.97	Radius: 20.00
Delta: 71-32-32	Tangent: 14.41
Chord: 23.38	Course: S 52-51-46 W
Course In: N 72-54-30 W	Course Out: S 01-21-58 E
RP North: 4794.0744	East: 4915.7577
End North: 4774.0801	East: 4916.2345
Line Course: S 88-38-02 W	Length: 100.42
North: 4771.6860	East: 4815.8431
Curve Length: 15.39	Radius: 525.00
Delta: 1-40-45	Tangent: 7.69
Chord: 15.39	Course: S 87-47-39 W
Course In: S 01-21-58 E	Course Out: N 03-02-43 W
RP North: 4246.8352	East: 4828.3595
End North: 4771.0938	East: 4800.4688
Line Course: N 03-04-42 W	Length: 303.19
North: 5073.8463	East: 4784.1872
Line Course: S 71-06-34 E	Length: 228.10
North: 4999.9963	East: 5000.0014

Perimeter: 893.66 Area: 46,582 sq.ft. 1.06938 acres

Mapcheck Closure - (Uses listed courses, radii, and deltas)

Error Closure: 0.0039 Course: S 21-05-06 E

Error North: -0.00367 East: 0.00141

Precision 1: 227,506.91

