

**LOCAL AGENCY FORMATION COMMISSION**

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

March 14, 2007

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

SUBJECT: LAFCo File No. 07-03--Proposed Annexation of 410 Golden Oak (Lands of Paley & Corrales) to the West Bay Sanitary District and waiver of conducting authority proceedings (1.4 acre)

Summary

This proposal, submitted by landowner petition, requests annexation a 1.4 acre parcel with a single-family home (including fronting roadway) 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 410 Golden Oak. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$1,968,000. The boundaries of the annexation as proposed do not conform to lines of assessment and ownership.

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

Public Works: The territory proposed for annexation consists of 1.4 acres. The map and legal description submitted with the proposal should specify that the annexation area is part of Rancho El Corte Madera in order to satisfy the requirements of the State Board of Equalization and require modification. 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 including a lateral connecting to an existing sewer main in front of the parcel in Golden Oak Drive. Proponents are responsible for all permitting, installation and construction costs. 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 the existing septic system serving the existing home and connect a proposed single-family residence to public sewer. The territory proposed for annexation is located in the Town of Portola Valley on Golden Oak Drive near Bear Gulch Drive 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.

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 5663 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 5663 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. 07-03--Proposed Annexation of 410 Golden Oak (Lands of Paley & Corrales) to the West Bay Sanitary District and waive conducting authority proceedings.

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 the Local Agency Formation Commission of San Mateo County for approval of a proposed change of organization or reorganization, and stipulate 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 of organization proposed (i.e., annexation, detachment, reorganization, etc. is/are: **Annexation of 410 Golden Oak (Lands of Paley & Corrales) to West Bay Sanitary District**

3. The boundaries of the territory 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:

_____ Inhabited (12 or more registered voters) Uninhabited
This proposal is 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 septic system and connect proposed single family residence to public sewer

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 Owners of land within the subject territory.

Wherefore, petitioners request 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/address /APN* of annexing parcel

1/22/2007 Maxwell Paley
/410 Golden Oak Drive, Portola Valley, APN 079-101-250

1/22/2007 Gregory Corrales
/410 Golden Oak Drive, Portola Valley, APN 079-101-250

*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 410 Golden Oak to the West Bay Sanitary District (APN 079-101-250)

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

3. What are the reasons for the proposal?

To abandon existing septic system and connect proposed single family home to public sewer

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

Yes No

5. Estimated acreage: 1.13484 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

2. List all changes to the pattern of delivery of local services to the affected area. For each service affected by the proposed change 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.

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.

Portola Valley

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

Residential

3. How are adjacent lands used?

North: Golden Oak Drive/ Residential across the road

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?

Build New Residence

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

Residential

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

R-E/1A/SD-1a

SERVICE	PRESENT SOURCE	PROPOSED SOURCE	FUNDING SOURCE	
			CONSTRUCTION	OPERATING
Sewer	None	West Bay Sanitary District	Proponent	Fees

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

None Required. Project is categorically exempt from SEQA.

8. What additional approvals will be required to proceed?

No

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?

No

* * * * *

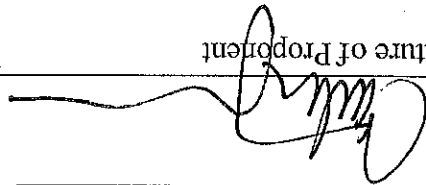
LAFco will consider the person signing this application as the proponent of the proposed action. Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: Carter J. Warr, AIA, CSI, NCARB

ADDRESS: 130 Portola Road, Portola Valley, CA 94028

TELEPHONE: 650-851-9335

ATTN: Carter J. Warr, AIA, CSI, NCARB



Signature of Proponent

DATE 02/07/06
JOB #06-208
SCALE 1"=100'
SHEET 1 OF 1

SAN MATEO COUNTY
CALIFORNIA
TOWN OF
PORTOLA VALLEY

270 PELICAN COURT
FOSTER CITY, CA 94404
TEL: 650.212-1030
FAX: 650.212-1031

BRYAN G. TAYLOR, INC.
LAND SURVEYING

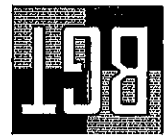
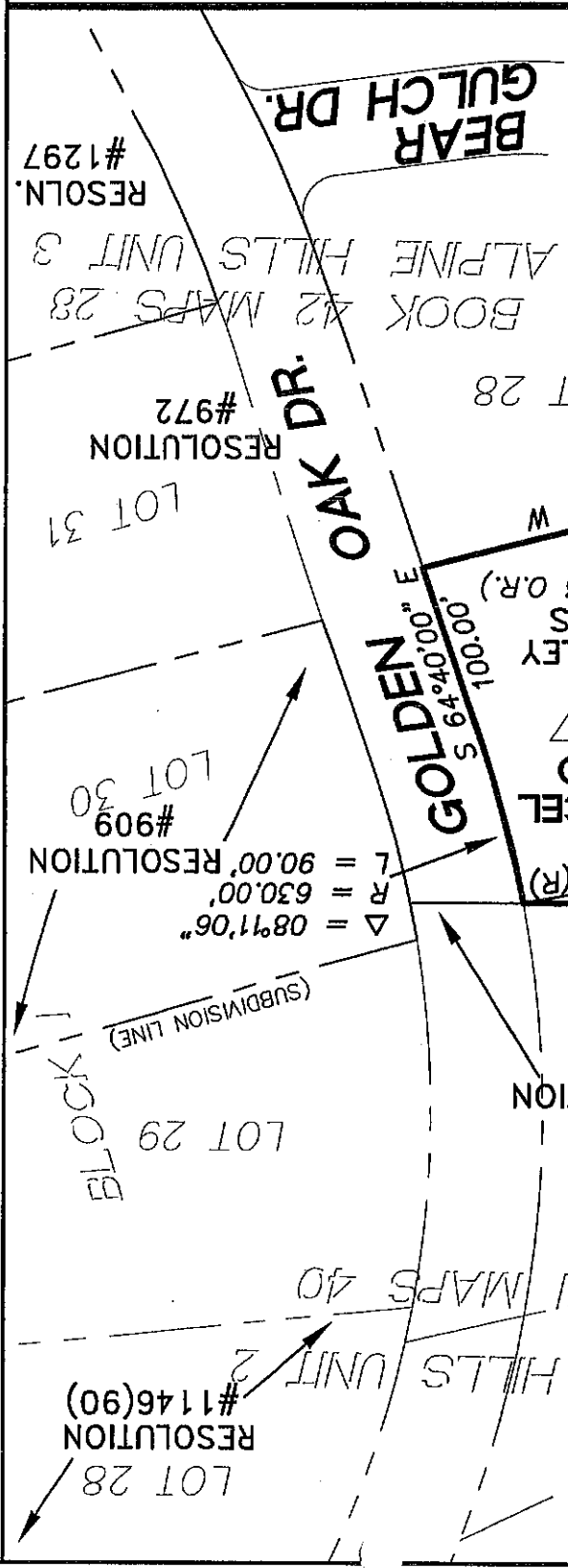
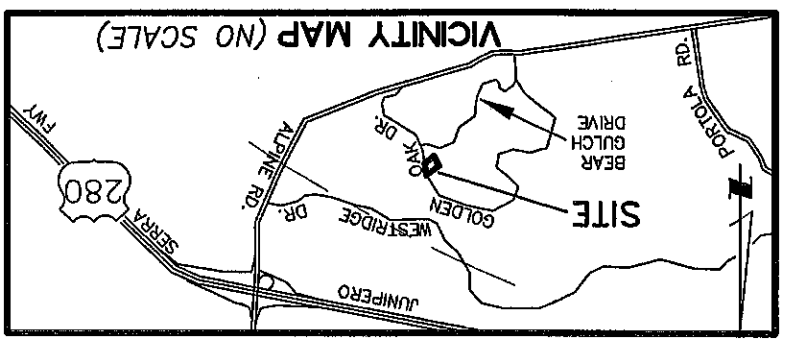


EXHIBIT "B"

PLAT ACCOMPANYING LEGAL DESCRIPTION
PROPOSED SEWER ANNEXATION



APPROVED
SAN MATEO LOCAL AGENCY
FORMATION COMMISSION
455 COUNTY CENTER
REDWOOD CITY, CA 94063



BRYAN G. TAYLOR, INC.
LAND SURVEYING

Serving the San Francisco Bay Area

270 Pelican Court • Foster City, CA 94404
TEL: 650.212.1030 FAX: 650.212.1031

Federal Tax I.D Number: 94-3363994

Job: 06-208

January 29, 2007

ANNEXATION TO WEST BAY SANITARY DISTRICT

Lands of Paley and Corrales

Situate in the Town of Portola Valley, County of San Mateo, State of California, and being the property described in the grant deed to Paley and Corrales recorded October 31, 2006 in Document No. 2006-163773 in the office of the County Recorder of San Mateo County, said property being Lot 27, Block 2, as shown on that certain map entitled, "Tract No. 718, Alpine Hills Unit No. 3, San Mateo County, California," filed in the office of the Recorder of the County of San Mateo, State of California, on May 24, 1955 in Book 42 of Maps at pages 27 to 29, being more particularly described as follows:

BEGINNING at the most westerly angle point of said lands of Paley and Corrales (Doc. 2006-163773), said point being on the southeasterly boundary of the West Bay Sanitary District adopted March 17, 2004 by Resolution No. 958;

1. thence along the northwesterly line of said lands, North 43°48'44" East, a distance of 237.53 feet, to the most northerly corner of said lands, from which point a radial line bears North 33°31'06" East, said point being on the southwesterly boundary of the West Bay Sanitary District adopted March 16, 2005 by Resolution No. 972;

2. thence along said line, and along the northeasterly lands of Paley/Corrales, along a curve to the left, having a radius of 630.00 feet, through a central angle of 08°11'06", an arc length of 90.00 feet, to a point of tangency;

3. thence South 64°40'00" East, a distance of 100.00 feet, to the most easterly corner of said lands of Paley and Corrales;

4. thence leaving said southeasterly boundary of West Bay (per Resolution #972), South 29°46'00" West, a distance of 233.37 feet, to the most southerly corner of said lands of Paley and Corrales;

5. thence along the southwesterly line of Paley and Corrales, North 61°28'02" West, a distance of 247.32 feet, to the Point of Beginning.

Containing an area of 50,044 square feet, more or less Being a portion of Rancho El Corte Madera

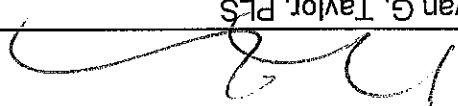

END OF DESCRIPTION

APPROVED

**SAN MATEO LOCAL AGENCY
FORMATION COMMISSION
455 COUNTY CENTER
REDWOOD CITY, CA 94063**

EXHIBIT A PAGE 2 OF 3

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 SAN MATEO LOCAL AGENCY
 FORMATION COMMISSION
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 EXHIBIT A PAGE 3 OF 3


 Bryan G. Taylor, PLS
 License No. 7551, Expires 12/31/07

 Date 26 FEBRUARY 2007

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.