

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

January 8, 2019

To: LAFCo Commissioners

From: Martha Poyatos, Executive Officer *M. Poyatos*

Subject: LAFCo File 18-12– Proposed Annexation of 305 Golden Oak Drive, Portola Valley (APN 079-102-030) to West Bay Sanitary District and Subsequent Annexation to the On-site Wastewater Disposal Zone (1.29 acres)

Summary

This proposal, submitted by landowner petition, requests annexation to connect to the West Bay Sanitary District sewer main as the septic system on that property is failing and is not adequate for future development on the property. The proposal has 100 percent landowner consent and waiver of conducting authority proceedings is also requested. The annexing territory is located in the Town of Portola Valley at 305 Golden Oak Drive near Peak Lane. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$2,580,000. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

County Clerk: The territory has no registered voters. Annexation would not conflict with any political subdivision boundaries.

County Public Works: The map and legal description has been submitted for review of the requirements set by the State Board of Equalization.

Town of Portola Valley: The Town's General Plan designation is low-intensity residential and zoning is residential estate, single-family (one to two acres per dwelling unit). It will be necessary for any grinder pump or telemetry panel to be reviewed by Town Planning and Public Works and an encroachment permit is required.

County Environmental Health: The California Water Service Company and West Bay Sanitary District provide the available water and sewer service in the area. The applicant must pay an application fee to Environmental Health prior to connecting to West Bay Sanitary District and

COMMISSIONERS: ANN DRAPER, CHAIR, PUBLIC ▪ JOSHUA COSGROVE, VICE CHAIR, SPECIAL DISTRICT ▪ RICH GARBARINO, City ▪ DON HORSLEY, COUNTY ▪ MIKE O'NEILL, CITY ▪ WARREN SLOCUM, County ▪ VACANT, SPECIAL DISTRICT

ALTERNATES: KATI MARTIN, SPECIAL DISTRICT ▪ HARVEY RARBACK, CITY ▪ JAMES O'NEILL, PUBLIC ▪ DAVE PINE, COUNTY

STAFF: MARTHA POYATOS, EXECUTIVE OFFICER ▪ REBECCA ARCHER, LEGAL COUNSEL ▪ ROB BARTOLI, MANAGEMENT ANALYST

must obtain a permit for septic tank abandonment, which shall be inspected and approved by Environmental Health.

West Bay Sanitary District: Annexation to the On-site Wastewater Disposal Zone (Zone) will be required and the proponent will be required to construct a Grinder pump system and connect to the corresponding force main. A fee of \$545 for annexation and \$545 for the annexation into the On-site Wastewater Disposal Zone with a \$2,200 publication deposit. A District Class 3 permit (\$545 application fee and \$2,000 deposit for plan checking and inspections) and Class 1 permit for connecting a single-family residence to the District's main facilities (\$270 application fee and connection fees of \$8,501 per residential unit currently) are required. Annual sewer service charges will apply. Currently, there are also Reimbursement Agreement fees of approximately \$69,000 associated with the force and gravity mains. All fees are to be paid at the time applications for the Class 3 and Class 1 permits are made.

Executive Officer's Report

This proposal has been submitted by landowner petition in order to connect a new single-family residence to public sewer. The territory proposed for annexation is located in the Town of Portola Valley at 305 Golden Oak Drive near Peak Lane.

The annexation area is within the sphere of influence of West Bay Sanitary District adopted by the Commission in 1984 and is consistent with the District's plans for extending service. Approval of the annexation is recommended.

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 added special district members to the Commission and adopted Rules and Regulations Affecting the Functions and Services of Independent Special Districts. 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. Staff recommends approval of annexation to the Zone.

California Environmental Quality Act

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

Section 56663(c) of the Cortese-Knox-Herzberg (CKH) Act specifies that the Commission may waive conducting authority proceedings for annexations of uninhabited territory with 100 percent landowner consent provided that no objection is submitted by subject property owners or voters. The purpose of the conducting authority proceedings is to measure landowner or voter protest within the affected territory. Paragraph (c) was added to Section

56663 to streamline proceedings in which landowners have already given consent to uninhabited annexation. The landowners have requested and staff recommends waiver of conducting authority proceedings.

Recommended Commission Action by Resolution

Approve LAFCo File 18-12—Proposed Annexation of 305 Golden Oak Drive, Portola Valley (APN 079-102-030) to West Bay Sanitary District, subsequent annexation to the On-site Wastewater Disposal Zone and Waiver of Conducting Authority Proceedings.

Attachments

A. Annexation Application for 305 Golden Oak Drive, Portola Valley (APN 079-102-030)

cc: Phil Scott, General Manager, West Bay Sanitary District
Guido Schroeder, Owner

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 305 Golden Oak Drive to West Bay Sanitary District, Portola Valley

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?

Annexation is requested in order to abandon failing septic and connect to public sewer to accommodate a New House

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

Yes No

5. Estimated acreage: 1.28 AC

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

RECEIVED
NOV 30 2018
LAFCO

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
Sewer	None	West Bay Sanitary.	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.

The territory is location on the North side of Golden Oak Drive; approximately 0.8miles west of the intersection of Golden Oak Drive and Alpine Road, Town of Portola Valley

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

Residential Estate Single-Family

3. How are adjacent lands used?

North: Residential

South: "

East: "

West: "

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

The existing residence is to be demolished and a new single family residence is to be built and served by the newly constructed sewer connection. All construction will be permitted by the Town of Portola Valley

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

Residential Estate

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

R-E/1A/SD-1a

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

None.

8. What additional approvals will be required to proceed?

LAFCo approval, West Bay Sanitary Permits, Septic Abandonment Permit, Road Encroachment permit

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(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: GUIDO SCHRÖEDER

ADDRESS: 500 JEFFERSON AVE, 1026

TELEPHONE: +1 650 208 9064

ATTN: REDWOOD CITY CA 94063

GUIDO.SCHRÖEDER@SBCGLOBAL.NET

Signature of Proponent

Linda Prodi 11/30/18

RECEIVED

NOV 30 2018

LAFCO

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 305 Golden Oak Drive 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) x 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(s) for the proposed annexation (annexation, detachment, reorganization, etc.) is/are:

connect single family residence to public sewer and abandon septic system to accommodate new 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:

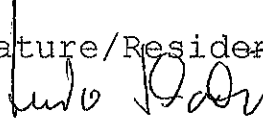
 registered voters **or** x Owners of land (check one) within the subject territory.

Petition - 305 Golden Oak Drive

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
<u>11/30/18</u>	<u>GUIDO SCHROEDER</u>	<div style="text-align: center;">  x <u>500 JEFFERSON AVE 1026</u> <u>REDWOOD CITY CA 94063</u> x _____ </div>
_____	_____	_____
_____	_____	_____

*Assessor's Parcel Number of parcel(s) proposed for annexation is APN 079-102-030

Write assessor parcel number here

Addendum to Application titled LAFCo File No. --
Proposed Annexation of 305 Golden Oak Drive, Portola
Valley to the West Bay Sanitary District

As part of above noted application submitted by petition, the Chief Applicant(s), Guido Schroeder as Applicant(s) and subject landowner(s), real party in interest, agree to defend, indemnify, hold harmless, and release the San Mateo LAFCO, its agents, Commissioners, Executive Officer, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this addendum to above noted application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications.

Guido Schröder Date 11/30/18

_____ Date _____

_____ Date _____

_____ Date _____

RECEIVED
NOV 30 2018
LAFCO

“EXHIBIT A”

DATE: 11-28-18

ANNEXED TO: WEST BAY SANITARY DISTRICT

NAME OF ANNEXATION: WEST BAY SANITARY DISTRICT

**GEOGRAPHIC DESCRIPTION
LANDS OF SCHROEDER
PROPOSED WEST BAY SANITARY DISTRICT ANNEXATION
1.280 ACRE +/- PARCEL**

ALL THAT REAL PROPERTY IN THE TOWN OF PORTOLA VALLEY, COUNTY OF SAN MATEO, STATE OF CALIFORNIA DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 20, BLOCK 1 AND PORTIONS OF GOLDEN OAKS WAY, AS BOTH ARE DESIGNATED ON THE MAP ENTITLED “TRACT NO. 711 ALPINE HILLS UNIT 2 SUBDIVISION OF A PORTION OF RANCHO EL CORTE MADERA 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 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 20 AND ALONG THE WESTERLY LINE OF SAID LOT 20 NORTH 25°42’00” WEST 275.17 FEET (1) TO THE NORTHWEST CORNER OF SAID LOT 20; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 20, NORTH 46°40’01” EAST 170.00 FEET (2) TO THE NORTHEASTERLY CORNER OF SAID LOT 20; THENCE ALONG THE EASTERLY LINE OF SAID LOT 20, SOUTH 23°35’25” EAST 326.34 FEET (3) TO THE SOUTHEASTERLY CORNER OF SAID LOT 20; THENCE LEAVING SAID LOT 20, SOUTH 25°54’30” EAST 60.00 FEET (4) TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF GOLDEN OAKS WAY; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, SOUTH 64°05’30” WEST 150.00 FEET (5); THENCE LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE, NORTH 25°54’30” WEST 60.00 FEET (6) TO THE **POINT OF BEGINNING**.




CONTAINING 1.280 ACRES +/-

FOR ASSESSMENT PURPOSES ONLY. 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 OF THE LAND DESCRIBED.

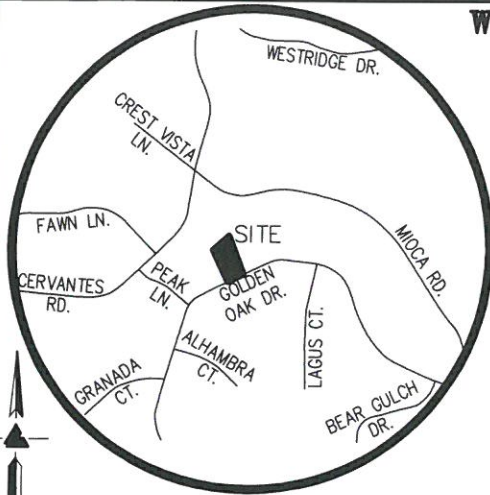


**WEST BAY SANITARY DISTRICT
(305 GOLDEN OAK DRIVE)**

LEGEND:

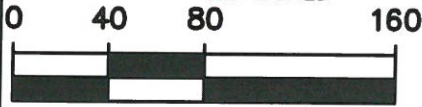
-  LANDS OF SCHROEDER
-  PROPOSED WEST BAY SANITARY DISTRICT BOUNDARY
-  ADJACENT PROPERTY LINE

DISCLAIMER:
FOR ASSESSMENT PURPOSES ONLY. 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 OF THE LAND DESCRIBED.



VICINITY MAP

NO SCALE



SCALE: 1" = 80'

LANDS OF
GINNER
APN: 077-226-040



LANDS OF SCHLOTTLER
APN: 079-102-040

LANDS OF
MINOR & KEAMY
APN: 079-102-020

LANDS OF
SCHROEDER
LOT 20, BLOCK 1
41 M 40-42
APN: 079-102-030

N25°42'00"W 275.17' (1)

N46°40'01"E 170.00' (2)

S23°35'25"E 326.34' (3)

POINT OF BEGINNING

S64°05'30"W 150.00'

GOLDEN OAKS

WAY (60')

N25°54'30"W
60.00'(6)

S64°05'30"W 150.00'(5)

S25°54'30"E
60.00'(4)

LOT 14, BLOCK 1
41 M 40-42

LANDS OF
BREW & KRISTIN
APN: 079-101-120

LOT 16, BLOCK 1
41 M 40-42



LEA & BRAZE ENGINEERING, INC.

CIVIL ENGINEERS • LAND SURVEYORS

BAY AREA REGION
2495 INDUSTRIAL PKWY WEST
HAYWARD, CALIFORNIA 94545
(P) (510) 887-4086
(F) (510) 887-3019

SACRAMENTO REGION
3017 DOUGLAS BLVD, # 300
ROSEVILLE, CA 95661
(P) (916) 966-1338
(F) (916) 797-7363

WWW.LEABRAZE.COM

EXHIBIT "B"
**PLAT TO ACCOMPANY LEGAL DESCRIPTION
PROPOSED SEWER ANNEXATION
LANDS OF SCHROEDER,
TOWN OF OF PORTOLA VALLEY,
SAN MATEO COUNTY, CALIFORNIA**

Parcel name: 2181254-annexation

Line Course: N 25-42-00 W Length: 275.17
Line Course: N 46-40-01 E Length: 170.00
Line Course: S 23-35-25 E Length: 326.34
Line Course: S 25-54-30 E Length: 60.00
Line Course: S 64-05-30 W Length: 150.00
Line Course: N 25-54-30 W Length: 60.00

Perimeter: 1041.51 Area: 55,745.65 sq.ft. 1.280 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.0022 Course: N 23-39-10 W
Error North: 0.00197 East : -0.00086
Precision 1: 473,413.64

