

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 14, 2020

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer *M. Poyatos*
Subject: LAFCo File No. 20-07 - Proposed annexation of 60 Valencia Court, Portola Valley (APN 079-122-170) to West Bay Sanitary District (2.71 acres)

Summary

This proposal, submitted by landowner petition, requests annexation of 60 Valencia Court, Portola Valley to the West Bay Sanitary District and connection to the District's sewer main. The proposal has 100 percent landowner consent and waiver of conducting authority proceedings is also requested. Commission approval is recommended.

Departmental Reports

County Assessor: The total net assessed land valuation for the parcel shown in the records of the County Assessor is \$2,275,000. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

County Clerk: The territory has no registered voters. If the annexation is approved, the property will need to be assigned to a precinct that includes West Bay Sanitary District.

County Public Works: The map and legal description have not yet 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 work to be reviewed by Town Planning and Public Works and an encroachment permit is required. The Town also reserves the right to review landscaping requirements for any above ground infrastructure that is part of this project.

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

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

STAFF: MARTHA POYATOS, EXECUTIVE OFFICER ▪ TIM FOX, LEGAL COUNSEL ▪ ROB BARTOLI, MANAGEMENT ANALYST ▪ ANGELA MONTES, CLERK

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

West Bay Sanitary District: Fees for annexation, permits and annual service charges will be required. The property will connect to an existing sewer main in Alpine Road at the rear lot line of the property.

Executive Officer's Report

This proposal has been submitted by landowner petition in order to connect a developed residential parcel to public sewer as the property owner no longer wants to remain on septic service. The territory proposed for annexation is located in the Town of Portola Valley at 60 Valencia Court near Bear Gulch Drive.

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.

California Environmental Quality Act

The proposal is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) exempt under State CEQA Guidelines Section 15319(a) & (b) (Annexations of Existing Facilities and Lots for Exempt Facilities)

Waiver of Conducting Authority Proceedings

Section 56663(c) of the Cortese-Knox-Hertzberg (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

By resolution, approve LAFCo File No. 20-07 - Proposed annexation of 60 Valencia Court, Portola Valley (APN 079-122-170) to West Bay Sanitary District and Waiver of Conducting Authority Proceedings.

Attachments

- A. Annexation Application for 30 Cheyenne Point, Portola Valley
- B. Vicinity Map
- C. Draft Plat and Legal Description

cc: Sergio Ramirez, General Manager, West Bay Sanitary District
William Colin Gray, Property Owner

**APPLICATION FOR A CHANGE OF ORGANIZATION, REORGANIZATION, OR OUTSIDE SERVICE AGREEMENT
TO THE SAN MATEO LOCAL AGENCY FORMATION COMMISSION**

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization, reorganization, or outside service agreement.

To establish sanitary sewer service and annex subject property (60 Valencia Court, Portola Valley) into West Bay Sanitary District sewer system.

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 connect to West Bay Sanitary District sewer system for building service.

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

Yes No

5. Estimated acreage: 2.71 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 Sewer District and Town of Portola Valley

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
<i>Police (example)</i>	<i>Co. Sheriff</i>	<i>City Police</i>	<i>N/A</i>	<i>Taxes</i>
<i>Sewer (example)</i>	<i>None</i>	<i>City of . . .</i>	<i>Proponent</i>	<i>Fees</i>
SEWER	NONE	WBSD	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.

Located in the Town of Portola Valley between Valencia Court and Alpine Road with project frontage along Valencia Court. Approximately 3 miles from Highway 280.

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

Residential

3. How are adjacent lands used?

North: Single-family, Residential Property

South: Town Park

East: Single-family, Residential Property

West: Single-family, Residential Property

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

No proposed additional development.

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

Low Residential

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

R-E (Residential Estate)

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

N/A

8. What additional approvals will be required to proceed?

Town of Portola Valley and West Bay Sanitary District

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?

N/A

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?

N/A. No increase in potential of significant property 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:

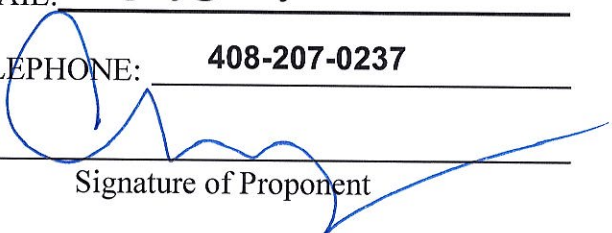
NAME: William Colin Gray

EMAIL: cgray@scisj.net

ADDRESS: 60 Valencia Court, Portola Valley, CA

TELEPHONE: 408-207-0237

ATTN: _____


Signature of Proponent

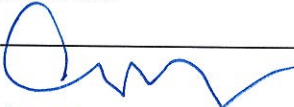
**PETITION
FOR PROCEEDINGS PURSUANT TO
THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT
OF 2000**

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 into the West Bay Sanitary Sewer District Sewer sewer system.
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. See attached exhibit "B"
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 receive sanitary sewer service from the West Bay Sanitary District.
7. The proposed Annexation is requested to be made subject to the following terms and conditions: N/A
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*
9/14/20	William Colin Gray	 600 Valencia Ct., North Va. Hwy GA	079-122-170

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

Addendum to Application titled LAFCo File No. --

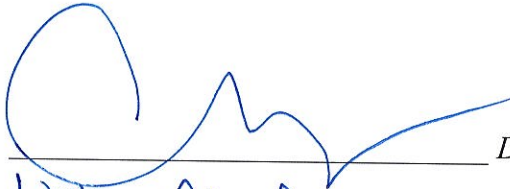
Proposed Annexation of/for (Address)

60 Valencia Court, Portola Valley

APN's 079-122-170 (List)

to

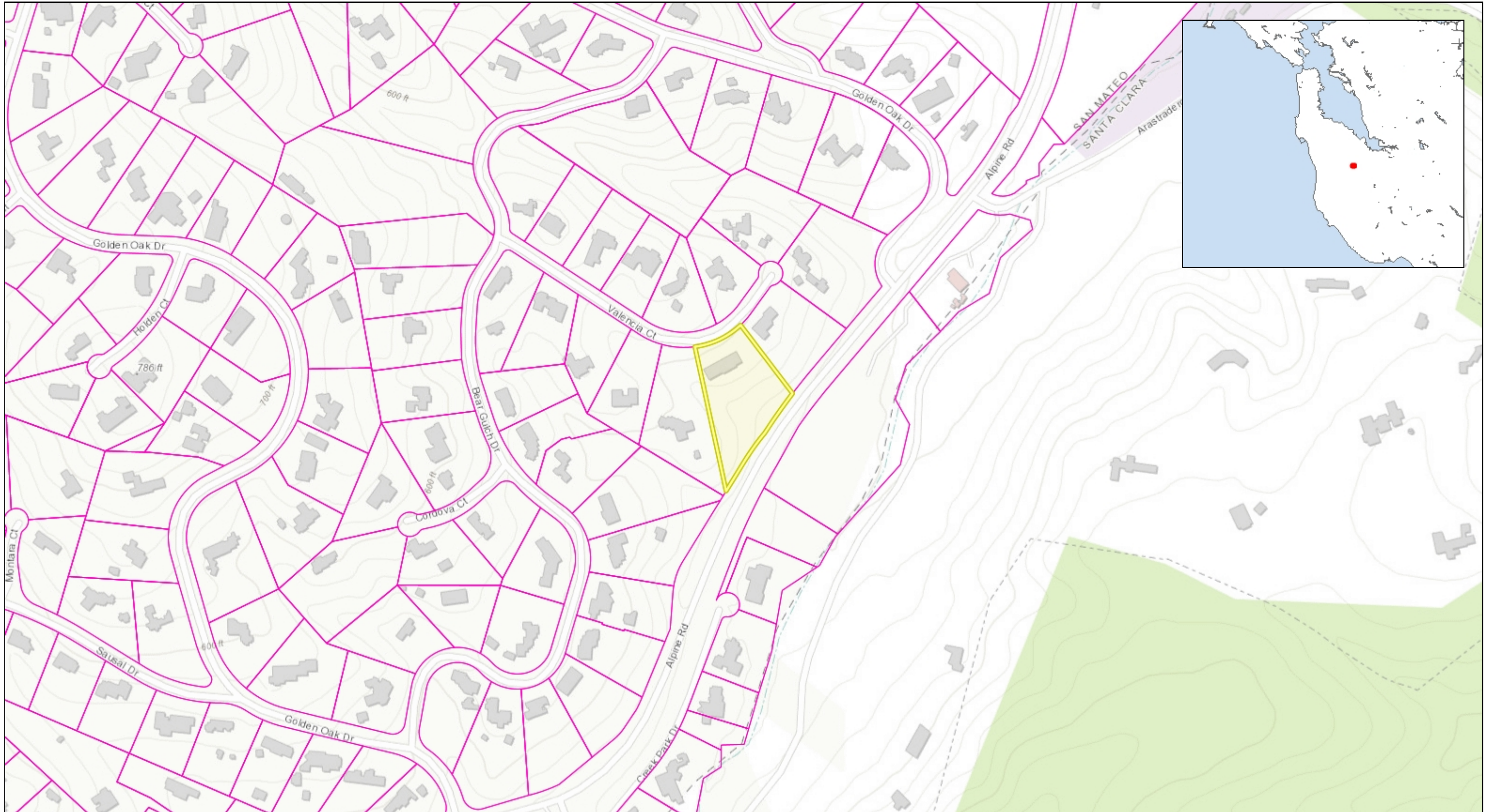
As part of above noted application submitted by petition, the Chief Applicants, (Name of Applicants) as Applicants and subject landowner(s), real parties in interest, agree to defend, indemnify, hold harmless, and release the San Mateo LAFCO, its agents, Commissioners, Executive Officer, attorneys, and 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.


_____ Date 9/14/20
William Colin Gray

_____ Date _____

_____ Date _____

_____ Date _____



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1: 4,514



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT "A"

Date: September 26, 2020
Annexed to: West Bay Sanitary District
Name of Annexation: West Bay Sanitary

Geographic Description

All that certain real property, situate in Rancho El Corte Madera, Town of Portola Valley, County of San Mateo, State of California, described as follows:

Beginning at the North corner of West Bay Sanitary District Resolution No. 905 (81), also being on the Northwestern right of way of said Alpine Road;

From the Point of Beginning:

Course 1.) South $31^{\circ}36'30''$ West, 50.24 feet along the Northwestern line of existing boundary, thence,

Course 2.) Leaving the existing boundary, North $12^{\circ}15'58''$ West, 488.76 feet, said point being on the Southerly right of way of Valencia Court, said point being on a curve concave northwesterly, from which a radial bears North $07^{\circ}37'42''$ West, thence,

Course 3.) along said right of way and said curve with a radius of 275.00 feet, through a central angle of $35^{\circ}25'08''$, an arc length of 170.00 feet, thence,

Course 4.) Leaving said right of way' South $37^{\circ}24'27''$ East, 284.44 feet, said point being on the Northwestern right of way of said Alpine Road, thence,

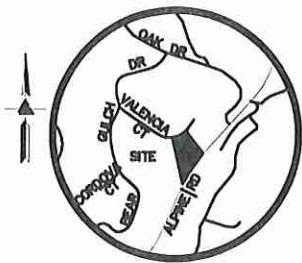
Course 5.) South $52^{\circ}44'57''$ East, 80.00 feet to Southeastern right of way of said road, being a point on a curve concave southeasterly from which a radial bears South $52^{\circ}44'57''$ East, thence,

Course 6.) Along said right of way and said curve with a radius of 1960.00 feet, through a central angle of $09^{\circ}44'43''$, an arc length of 333.37 feet to the existing boundary, thence,

Course 7.) North $58^{\circ}10'50''$ West, 93.22 feet to the **Point of beginning** containing 2.71 acres, more or less.

For assessment purposes only. The description is no 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

DISCLAIMER:
FOR ASSESSMENT PURPOSES ONLY.
THIS 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.

RESOLUTION NO. 1289
APN: 079-122-190

(RADIAL)
N07°37'42"W

VALENCIA
COURT (50')

R=275.00'
L=170.00'
D=35°25'08"

LANDS OF KELLAND
APN: 079-122-180

(RADIAL)
S52°44'57"E
80.00'

PROPOSED PARCEL
TO BE ANNEXED
2.71 ACRES

ALPINE ROAD
(WIDTH VARIES)

LOT 6, BLOCK 3
TRACT No. 718
42 MAPS 27-29

APN:
079-122-170
DOC.
2019109593

LANDS OF LYNCH
APN: 079-122-160

488.76'
N12°15'58"W

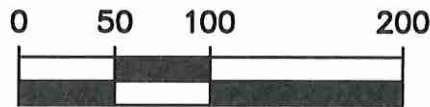
R=1960.00'
L=333.37'
D=9°44'43"

S31°36'30"W
50.24'

N58°10'50"W
93.22'

POINT OF
BEGINNING

RESOLUTION NO. 905
APN: 079-123-120



SCALE: 1" = 100'



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
60 VALENCIA COURT
PORTOLA VALLEY, CALIFORNIA
SAN MATEO COUNTY
RANCHO EL CORTE MADERA