

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

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

September 8, 2021

To: LAFCo Commissioners
From: Martha Poyatos, Executive Officer
 Rob Bartoli, Management Analyst

Subject: LAFCo File No. 21-09 - Proposed annexation of 1165 Los Trancos Road, Los Trancos Woods (APN 080-081-010) to West Bay Sanitary District (less than 1 acre)

Summary

This proposal, submitted by landowner petition, requests annexation of 1165 Los Trancos Road, Los Trancos Woods (APN 080-081-010) to the West Bay Sanitary District and connection to the District's sewer main. The property is currently developed with a single-family house and the property owner is proposing an addition to the house. 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 \$970,328. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

County Clerk: The territory has three 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. Any construction within the County right-of-way will require review and permits from County Public Works.

County Planning and Building: The property has a general plan designation of residential, low-density. A permit has been submitted to construct an addition to the existing single-family house on the property (County Permit PLN2021-00059).

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

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

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

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 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 the District's existing gravity main on Los Trancos Road. All costs, including sewer reimbursement fees, will be paid by the project proponent.

Executive Officer's Report

This proposal has been submitted by landowner petition in order to connect a developed residential parcel to public sewer to support the construction of a new single-family home and an accessory dwelling unit. The territory proposed for annexation is located at 1165 Los Trancos Road, unincorporated Los Trancos Woods, near the intersection of Los Trancos Road and Los Trancos Circle.

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. 21-09 - Proposed annexation of 1165 Los Trancos Road, Los Trancos Woods (APN 080-081-010) to West Bay Sanitary District and Waiver of Conducting Authority Proceedings.

Attachments

- A. Annexation Application for 1165 Los Trancos Road
- B. Vicinity Map

cc: Sergio Ramirez, General Manager, West Bay Sanitary District
Matthew Juelsgaard, Property Owner

Rec'd LAFCO
7/21/21

Attachment A

**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 1165 Los Trancos Road Property 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 (detachment, reorganization, etc.) is/are:
To receive sanitary sewer service from the West Bay Sanitary District for accommodation of new building addition
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*
7-13-21	Matt Juelsgaard	1165 Los Trancos Road <i>Matthew Juelsgaard</i>	080-081-010

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

**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 (1165 Los Trancos Road, 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 accommodation of new building addition.

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

Yes No

5. Estimated acreage: 0.42 acres to be Annexed into WBSD System

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

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 at the corner of Los Trancos Road & Los Trancos Circle with project frontage along Los Trancos Road. Approximately 7 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: Single-family, Residential Property

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?

New building addition

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

6. What is the existing zoning designation of the subject territory?
 R-1/S-83

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?
 San Mateo County, Regional Water Control, San Mateo County Environmental Health, and WBSD

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?
 New building addition will not have have potential increase 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: Matthew Juelsgaard EMAIL: Mattjuelsgaard@gmail.com
 ADDRESS: 1165 Los Trancos, Portola valley TELEPHONE: 808-347-8933
 ATTN: _____

 Signature of Proponent

Applica blk.doc
 (10/6/2000)

Addendum to Application titled LAFCo File No. 21-09 --

Proposed Annexation to WBSD of/for (Address)
1165 Los Trancos Road, Portola Valley

APN's 080-081-010

to

As part of above noted application submitted by petition, the Chief Applicants, Matthew Juelsgaard 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.

Matthew Juelsgaard

Date 7-13-21

Matthew Juelsgaard

Date _____

Date _____

Date _____

EXHIBIT "A"

Date: June 16, 2021

Annexed to: West Bay Sanitary District

Name of Annexation: West Bay Sanitary District

Geographic Description

All that certain real property, situate in Town of Portola Valley, County of San Mateo, State of California, being all of Lot 71 and a portion of Los Trancos Road (40 feet wide), as shown on that certain map entitled "Los Trancos Woods, Tract No. 1, San Mateo County, California", filed in the Office of the County Recorder of San Mateo County on August 6, 1928 in Volume 17 of Maps at Pages 14 and 15, more particularly described as follows:

Beginning at the Southwest corner of West Bay Sanitary District Resolution No. 978, said point also being on the Southerly right of way of Los Trancos Road (40.00 feet wide), as shown on said map;

From said **Point of Beginning**:

Course 1.) Along said right of way, the Northerly line of said lot and the Southerly line of said resolution, North 89°29'30" East, 106.37 feet, thence,

Course 2.) Leaving last said line, North 13°51'30" East, 41.29 feet to the North line of said right of way, thence

Course 3.) Along said north right of way line and the Southerly line of Lots 66 and 67 of said map, South 61°46'30" East, 114.95 feet, thence,

Course 4.) Continuing along said north right of way line and the Southerly line of Lots 66 and 65 of said map, South 80°29'00" East, 66.91 feet, thence,

Course 5.) Leaving last said line, South 24°19'30" West, 41.29 feet to the East corner of said lot, said point also being on said Southerly right of way of said road, thence

Course 6.) Along the East line of said lot, South 48°07'00" West, 92.02 feet to South corner of said lot, said point also being on the Northerly right of way of said road, thence,

Course 7.) Along said right of way and the Southerly line of said lot, North 39°07'30" West, 81.01 feet, thence,

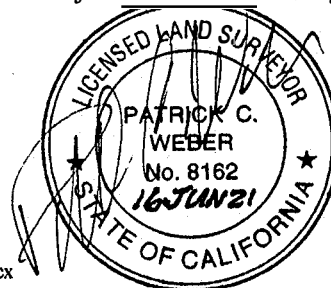
Course 8.) Continuing along last said line, North 74°18'30" West, 160.15 feet, thence

Course 9.) Continuing along last said line, North 39°09'00" West, 14.59 feet to said Southerly right of way of Los Trancos Road and said Northerly line of said lot, thence

Course 10.) Along last said southerly and northerly lines, North 43°05'00" East, 8.16 feet, thence

Course 11.) Continuing along last said line, North 89°29'30" East, 10.97 feet to the **Point of Beginning** containing 18,328 square feet or 0.42 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.



**WEST BAY SANITARY DISTRICT
(1165 LOS TRANCOS ROAD)**

LOT 70
17 M 14-15
APN: 080-082-130

LOT 68 & 69
17 M 14-15

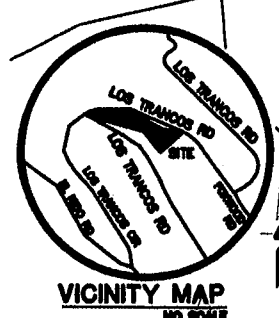
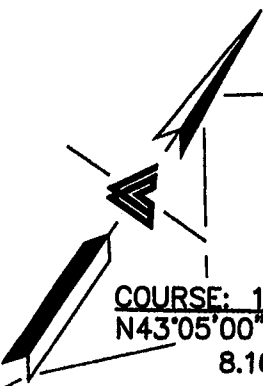
RESOLUTION NO. 978
APN: 080-082-260

LOT 67
17 M 14-15
APN: 080-082-220

LOT 65 & 66
17 M 14-15
APN: 080-082-240

PROPOSED
PARCEL
TO BE
ANNEXED
0.25 ACRES
LOT 71
17 MAPS 14-15
18,328 SQ.FT.
0.42 ACRES
APN: 080-081-010

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.



COURSE: 10
N43°05'00"E
8.16'

COURSE: 11
N89°29'30"E
10.97'

COURSE: 9
N39°09'00"W
14.59'

POINT
OF
BEGINNING

COURSE: 2
N13°51'30"E
41.29'

COURSE: 1
N89°29'30"E
106.37'

COURSE: 8
N74°18'30"W
160.15'

COURSE: 3
S61°46'30"E
114.95'

COURSE: 7
N39°07'30"W
81.01'

COURSE: 6
S48°07'00"W
92.02'

COURSE: 5
S24°19'30"W
41.37'

COURSE: 4
S80°29'00"E
66.91'



SCALE: 1" = 50'

LEA & BRAZE ENGINEERING, INC.
CIVIL ENGINEERS • LAND SURVEYORS
BAY AREA REGION SACRAMENTO REGION
2495 INDUSTRIAL PKWY WEST 3017 DOUGLAS BLVD, # 300
HAYWARD, CALIFORNIA 94545 ROSEVILLE, CA 95661
(P) (510) 887-4086 (P) (916) 966-1338
(F) (510) 887-3019 (F) (916) 797-7363
WWW.LEABRAZE.COM

EXHIBIT "B"
**PLAT TO ACCOMPANY LEGAL
DESCRIPTION**
PROPOSED SEWER ANNEXATION
1165 LOS TRANCOS ROAD
PORTOLA VALLEY, CALIFORNIA
SAN MATEO COUNTY