

**LOCAL AGENCY FORMATION COMMISSION**

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

August 8, 2007

TO: Members, Formation Commission

FROM: Martha Poyatos  
Executive Officer

SUBJECT: LAFCo File No. 07-11--Proposed Annexation of 420 Golden Oak (Lands of Woods/079-101-260) to the West Bay Sanitary District and waiver of conducting authority proceedings (1.37 acre)

**Summary**

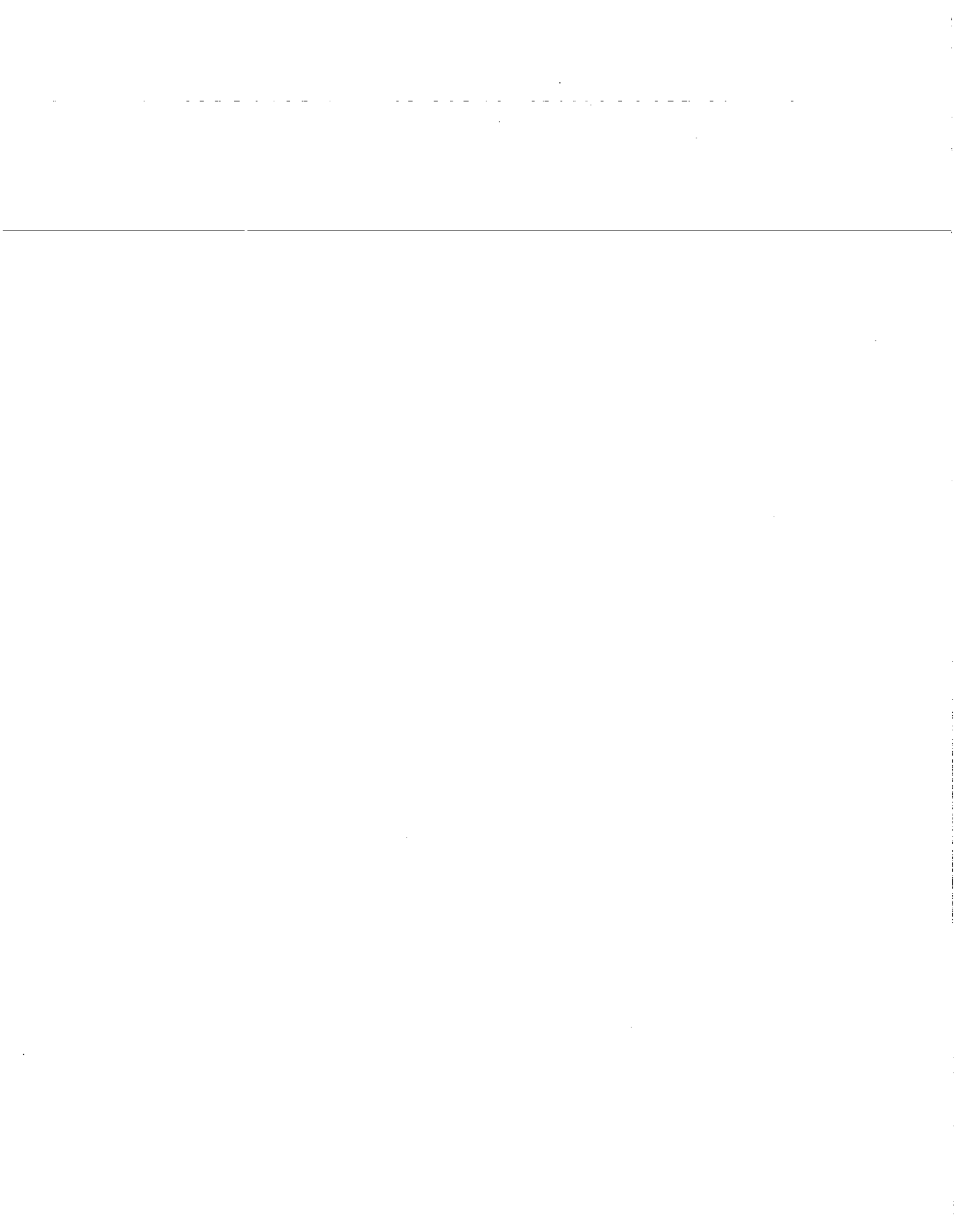
This proposal was submitted by landowner petition and requests annexation a 1.37 acre parcel with a single-family home to West Bay Sanitary District and waiver of conducting authority proceedings. The proposal has 100% landowner consent. The annexing territory is within the boundaries of the Town of Portola Valley at 420 Golden Oak. Commission approval is recommended.

**Departmental Reports**

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$176,443. The boundaries of the annexation as proposed do conform to lines of assessment and ownership.

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

Public Works: The territory proposed for annexation consists of 1.37 acres. The map and legal description required by the State Board of Equalization have not been reviewed. 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 to connect residence to the existing sewer main that runs in Golden Oak. Proponents are responsible for all permitting (Class 1A permit), installation and construction costs and applicable reimbursement fee. 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 septic system serving the existing home and connect to public sewer in anticipation of construction of a new residence. The territory proposed for annexation is located in the Town of Portola Valley on Golden Oak near Bear Gulch west of 280 Freeway.

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. If approved, the annexation would not be recorded until Public Works verifies that the map and legal description attached meet the specifications of the State Board of Equalization.

California Environmental Quality Act (CEQA)

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

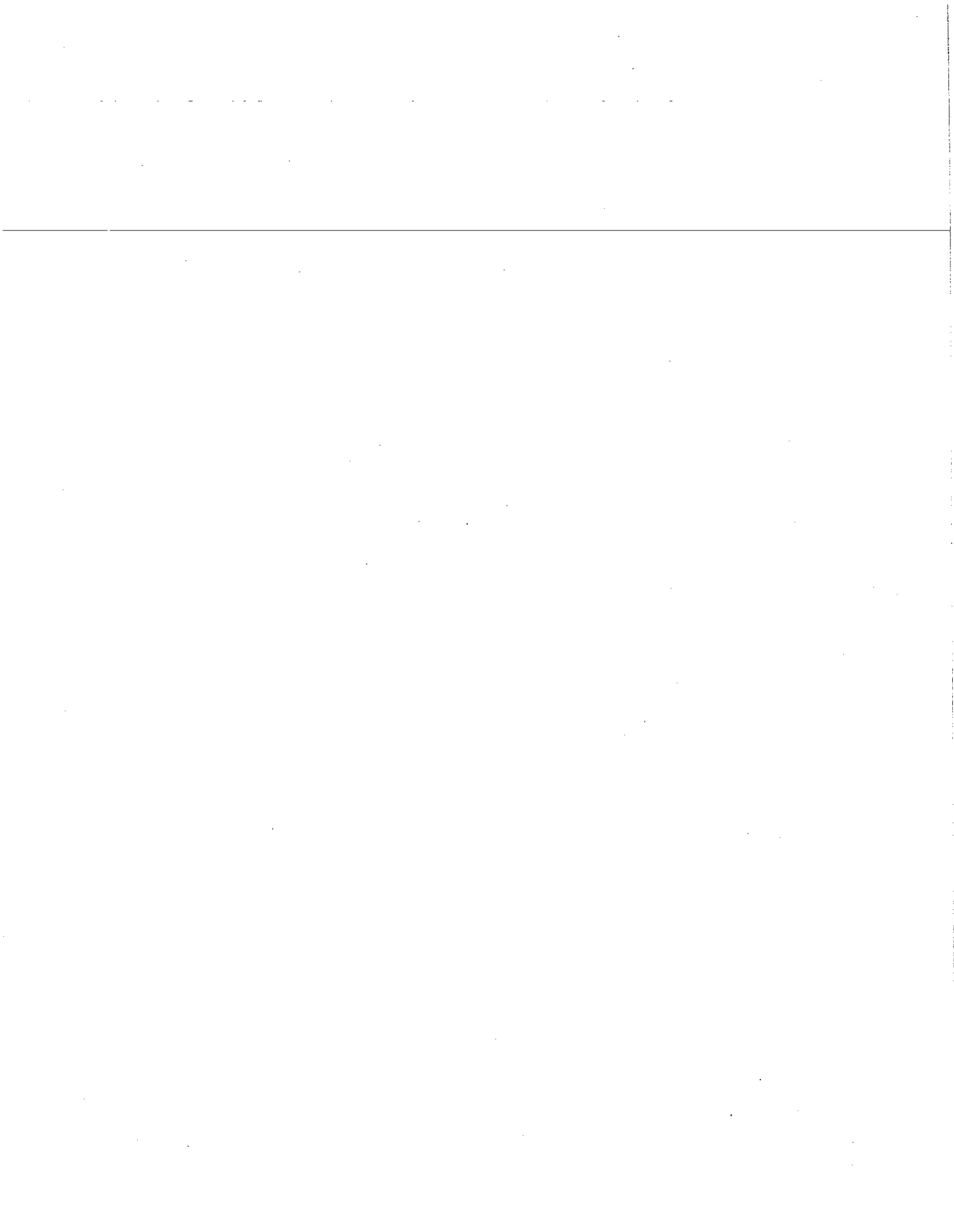
Paragraph [c] of Section 56663 specifies that the Commission may waive conducting authority proceedings for annexations of uninhabited territory with 100% landowner consent provided no objection is submitted from the subject agencies. The purpose of the conducting authority proceeding is to measure landowner 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. The landowners have requested and staff recommends waiver of conducting authority proceedings.

Recommended Commission Action, by Resolution: Approve LAFCo File No. 07-11--Proposed Annexation of the 420 Golden Oak (Lands of Woods) to the West Bay Sanitary District and waiver of conducting authority proceedings.

Respectfully submitted,



Martha Poyatos  
Executive Officer



**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 420 Golden Oak 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 sewers

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

Yes  No

5. Estimated acreage: 6.1

**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

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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.

On Golden Oak near Bear Gulch, Portola Valley

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

(residential)  
3000 sq. ft. residence on 1.1. acre

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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?

No

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

R-E-1

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

R-E-1

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

# 22999  
Building Permit Number

8. What additional approvals will be required to proceed?

LAFCo approval and West Bay Sanitary Permits

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

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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: DOUGLAS WOODS *Douglas J Woods*  
ADDRESS: 405 EL CAMINO REAL #431 TELEPHONE: 650-906-5957  
ATTN: Lissa Felaya *L Felaya*  
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:

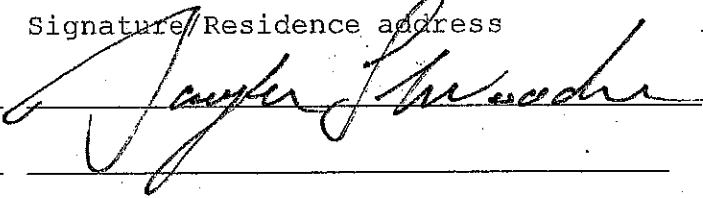
1. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc. is/are: **Annexation of 420 Golden Oak 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 failing septic system
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 -420 golden Oak, PV

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:

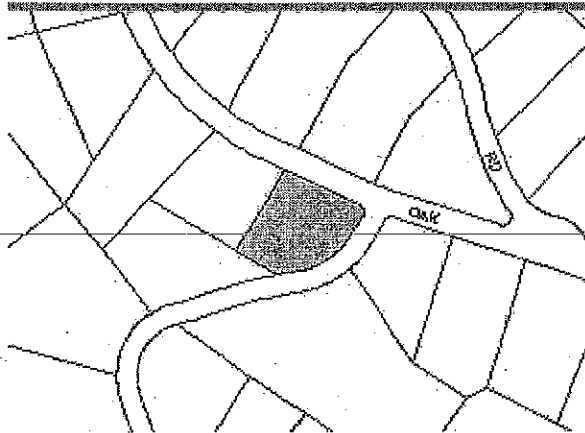
Chief Petitioners (not to exceed three):

Date:	Printed Name:	Signature/Residence address	APN*
6/27/07	Doug Woods		079101260
_____	_____	_____	_____
_____	_____	_____	_____

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

**CURRENT INFORMATION**

**Summary of Property Details**



**APN:** 079101260  
**Owner 1:** Woods Douglas E  
**Owner 2:**  
**Care Of:**  
**Owner Address:** 420 Golden Oak Dr  
 Portola Valley CA  
 94028--7735  
**Situs Address:** 420 Golden Oak Dr  
 Portola Valley  
**Legal Description:** LOT 28 BLOCK 2 ALPINE HILLS UNIT 3 RSM 29  
**District:** 2  
**Neighborhood:** 061B

**Property Use Details**

**SINGLE FAMILY RES (01)**

**Land Area (sq. ft.):** 0  
**Year Built:** 1957  
**Base Area (sq. ft.):** 2560  
**Total Rooms:** 7  
**No. of Bedrooms:** 3  
**No. of Bathrooms:** 3

**Secured Assessment Roll: 2006-1**

**Assessee Details**

**Owner 1:** NORTHERN TRUST  
BANK OF CA TR  
**Owner 2:**  
**Care Of:**  
**Owner Address:** 420 GOLDEN OAK DR  
PORTOLA VALLEY, CA  
94028-7735  
**Document Number:** 2004038330

**Assessment Values**

**Land:** \$44,822  
**Temp Land:**  
**Root:**  
**Min/Mineral:**  
**Improvements (Structure):** \$138,621  
**Temp Improvements (Structure):**  
**Fixtures:**  
**Total Gross:** \$183,443  
**Total Temp:**  
**Exemption - Home Owner:** \$7,000  
**Exemption - Other:**  
**Net Assessed:** \$176,443

**Assessment Details**

**Assessment Type:** Ann  
**Temp Code:**  
**Notice Date:** 06/  
**Change #:**  
**TRA:** 019  
**PUC:** 01  
**PUC Description:** Sing  
Farr  
Res

**Current Jurisdictions**

**Supervisory:** 3  
**Congressional:** 14  
**Assembly:** 21  
**Senatorial:** 8  
**Election Precinct:** 3904  
**City Name:** PORTOLA VALLEY  
**Zip Code:** 94028  
**Mitigation Fee**

**Current Tax Rate Area #019000**

**GENERAL TAX RATE**  
**FREE LIBRARY**  
**PORTOLA VALLEY ELEM GENL PUR**  
**PORTOLA VALLEY ELM BD SER 02A**  
**SEQUOIA HIGH BOND SER 97 A**  
**SEQUOIA HIGH BD SER 02 A**  
**SEQUOIA UNION HI. BND SER 2005**  
**SEQUOIA HI BOND 2005 SER B**  
**SM JR COLL BOND SER 2005 B**  
**GENERAL COUNTY TAX**  
**TOWN OF PORTOLA VALLEY**  
**PORTOLA VALLEY EL BD SER 98**  
**PORTOLA VALLEY EL REPAY ST LN**  
**SEQUOIA HIGH BOND SER 1998**  
**SEQUOIA HI BOND SER 02 B**  
**SEQUOIA HIGH 2005 RFND BND ISS**  
**SM JR COLLEGE GEN PUR**  
**SM JR COLL BOND 2001 SER C**  
**COUNTY DEBT SERVICES**  
**PORTOLA VALLEY DEBT S**  
**PORTOLA VALLEY ELM BE 2001**  
**SEQUOIA HIGH GENRL PI**  
**SEQUOIA HIGH BOND SE**  
**SEQUOIA HI REFUND SE**  
**SEQUOIA HI 2005 RFND ISSUE**  
**SM JR COLLEGE BD 2002**  
**SM JR COLL BOND 2006**

**"EXHIBIT A"**

Date: August 1, 2007

Annexed to: West Bay Sanitary District

Name of Annexation: \_\_\_\_\_

**Geographic Description**

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

**Beginning** at the Northern corner of lands of Woods (Doc. 2007-043937), said point being on the existing southwesterly boundary of the West Bay Sanitary District adopted March 16, 2005 by Resolution No. 972;

Thence (1) South  $64^{\circ}10'00''$  East a distance of 171.86 feet along the existing boundary;

Thence (2) along a curve concave Northeasterly, having a delta of  $09^{\circ}30'00''$ , a radius of 530.00 feet, a chord distance of 87.78 feet, an arc distance of 87.88 feet along the existing boundary;

Thence (3) South  $74^{\circ}10'00''$  East a distance of 29.01 feet along the existing boundary, to the intersection of the Southwesterly line of Golden Oak Drive with the Southeasterly line of Bear Gulch Drive;

Thence (4) along a non-tangent curve concave Southeasterly, having a radial which bears North  $15^{\circ}50'00''$  East, a delta of  $69^{\circ}00'21''$ , a radius of 20.00 feet, a chord distance of 22.66 feet, an arc distance of 24.09 feet along said Southeasterly line of Bear Gulch Drive;

Thence (5) South  $36^{\circ}49'39''$  West a distance of 110.98 feet along said Southeasterly line of Bear Gulch Drive;

Thence (6) along a curve concave Northwesterly, having a delta of  $40^{\circ}39'32''$ , a radius of 225.00 feet, a chord distance of 156.34 feet, an arc distance of 159.67 feet along said Southeasterly line of Bear Gulch Drive;

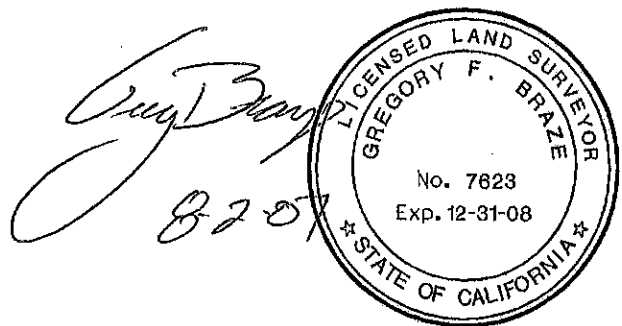
Thence (7) North  $59^{\circ}42'39''$  West a distance of 73.32 feet to the Southern corner of said lands of Woods;

Thence (8) North  $61^{\circ}28'02''$  West a distance of 112.28 feet to the Western corner of said lands of Woods;

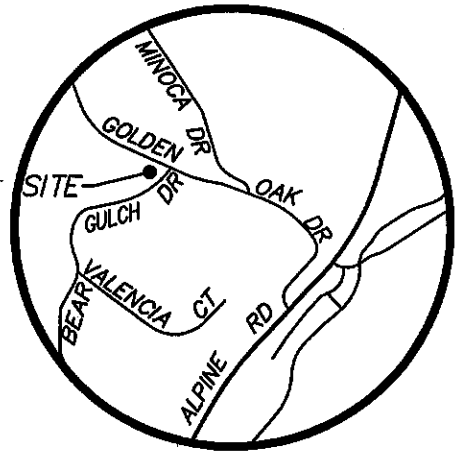
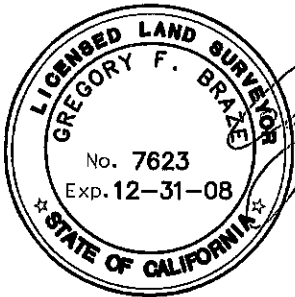
Thence (9) North  $29^{\circ}46'00''$  East a distance of 233.37 feet to the **Point of Beginning**.

Total computed acreage containing 1.37 acres, more or less.

Apn: 079-101-260







VICINITY MAP  
NO SCALE

APN:  
079-101-250

GOLDEN OAK DRIVE (60')

POINT OF BEGINNING

S64°40'00"E 171.86'

PROPOSED PARCEL TO  
BE ANNEXED  
LANDS OF WOODS  
APN: 079-101-260  
DEED DOCUMENT  
#2007-043937

R=530.00'  
L=87.88'  
Δ=9°30'00"  
Ch=87.78'

S74°10'00"E  
29.01'

RADIAL  
N15°50'00"E

R=20.00'  
L=24.09'  
Δ=69°00'21"  
Ch=22.66'

DRIVE (50')

S36°49'39"W  
110.98'

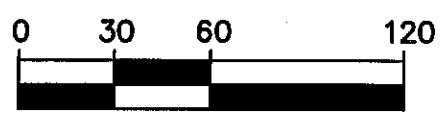
N61°28'02"W  
112.27'  
APN:  
079-101-270

BEAR

N59°42'39"W  
73.32'

GULCH

R=225.00'  
L=159.67'  
Δ=40°39'32"  
Ch=156.34'



SCALE: 1" = 60'



**LEA & BRAZE ENGINEERING, INC.**  
CIVIL ENGINEERS • LAND SURVEYORS  
2495 INDUSTRIAL PARKWAY WEST  
HAYWARD, CALIFORNIA 94545  
(510) 887-4086  
FAX (510) 887-3019  
WWW.LEABRAZE.COM

**PROPOSED SEWER ANNEXATION**  
420 GOLDEN OAK DRIVE  
PORTOLA DRIVE, CALIFORNIA  
SAN MATEO COUNTY

APN: 079-101-260

SCALE: 1" = 60'

DRAWN BY: DB

JOB NO 2070327

