

SAN MATEO

**LOCAL AGENCY FORMATION COMMISSION**

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

May 12, 2009

TO: Members, Formation Commission

FROM: Martha Poyatos
Executive Officer

SUBJECT: LAFCo File No. 09-07--Proposed Annexation of 210 Golden Oak (Lands of Young/APN 079-101-320) to the West Bay Sanitary District, waiver of conducting authority proceedings and subsequent annexation to the On-Site Waste Water Disposal Zone (1 acre)

Summary

This proposal, submitted by landowner petition, requests annexation of a one-acre parcel with a single-family home to West Bay Sanitary District in order to abandon an inadequate septic system. The proposal has 100% landowner consent and waiver of conducting authority proceedings is also requested. The annexing territory is within the boundaries of the Town of Portola Valley at 210 Golden Oak. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed valuation shown in the records of the County Assessor is \$2,300,000. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

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

Public Works: The territory proposed for annexation consists of 1 acre. The map and legal description required for recordation 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. San Mateo County Environmental Health comments that surface and ground water are saturating the septic leach field causing failure of the septic system and there is not sufficient area on the parcel for a new leach field. Connection to public sewer is therefore recommended.

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 connection to an existing sewer main in Golden Oak Drive in front of the parcel. Proponents are responsible for all permitting, installation and construction costs. Annexation to the On-Site Waste Water Disposal Zone is required.

Recommendation: Approval

Report and Recommendation:

This proposal has been submitted by landowner petition in order to abandon the failing septic system and connect the existing residence to public sewer. The territory proposed for annexation is located in the Town of Portola Valley on Golden Oak Drive near Holden Court, 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. As of the writing of this report, the applicants have not submitted the map and legal description required to record the annexation and it is recommended that approval be conditioned upon submittal of the map and legal description.

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).

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 adopted Rules and Regulations Affecting the Functions and Services of independent special districts. The 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.

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 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 56663 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. 09-07--Proposed Annexation of 210 Golden Oak (Lands of Young & Gibbemeyer) to the West Bay Sanitary District (conditioned upon submittal of map and legal description), waive conducting authority proceedings and authorize subsequent annexation to the On-Site Wastewater Disposal Zone.

Respectfully submitted,



Martha Poyatos
Executive Officer

Attachments

RECEIVED

APR 17 2009

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

LAFCO

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:

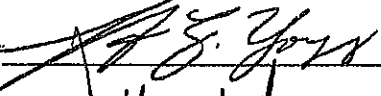
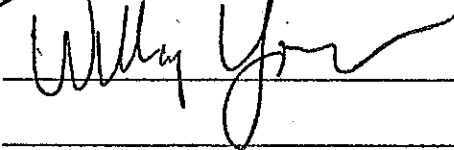
1. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc. is/are: Annexation of 210 Golden Oak (APN 079-101-320) 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:

 abandon existing inadequate septic system and connect 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 or x 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/address	/APN* of annexing parcel
<u>4/17/09</u>	<u>Jennifer Young</u>		<u>APN # 079-101-320</u>
<u>4/17/09</u>	<u>William Young</u>		

*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

RECEIVED

APR 17 2009

LAFCO

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization or reorganization.

Annexation of 210 Golden Oak (APN 079-101-320) to the West Bay Sanitary District

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 abandon existing inadequate septic system and connect 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 acre

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(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 District.	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.

Golden Oak Drive between Holden and Toro Courts, Town of Portola Valley

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

residential

3. How are adjacent lands used?

North: residential single family

South: residential single family

East: residential single family

West: residential single family

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? (Town to Complete)

Low Intensity Residential

6. What is the existing zoning designation of the subject territory? (Town to Complete)

R-E/1A/SD1a (Residential-Estate/1Acre Minimum Lot Size/Slope Density Table 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?

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: Jennifer Young & William Young

ADDRESS: 210 Golden Oak Dr, Portola Valley

ATTN: _____

TELEPHONE: 650 851 4400

William Young
Signature of Proponent

CURRENT INFORMATION



Property Use Details

SINGLE FAMILY RES (01)

Land Area (sq. ft.): 0
 Year Built: 1955
 Base Area (sq. ft.): 1910
 Total Rooms: 6
 No. of Bedrooms: 3
 No. of Bathrooms: 2

Summary of Property Details

APN: 079101320
 Owner 1: Young William
 Owner 2: Gibbemeryer Jennifer
 Care Of:
 Owner Address: 210 Golden Oak Dr
 Portola Valley CA
 94028-
 Situs Address: 210 Golden Oak Dr
 Portola Valley
 Legal Description: LOT 1 BLOCK 3 ALPINE HILLS RSM 40/15
 16 17
 District: 2
 Neighborhood: 061B

Secured Assessment Roll: 2008-2

Assessee Details		Assessment Values		Assessment Details	
Owner 1:	YOUNG WILLIAM	Land:	\$2,200,000	Assessment Type:	Supplemental
Owner 2:	GIBBEMERYER JENNIFER	Temp Land:		Temp Code:	
Care Of:		Root:		Notice Date:	08/29/2008
Owner Address:	210 GOLDEN OAK DR PORTOLA VALLEY, CA 94028	Min/Mineral:		Change #:	
Document Number:	2008073931	Improvements (Structure):	\$100,000	TRA:	019000
		Temp Improvements (Structure):		PUC:	01
		Fixtures:		PUC Description:	Single Family Residence
		Total Gross:	\$2,300,000		
		Total Temp:			
		Exemption - Home Owner:	\$5,600		
		Exemption - Other:			
		Net Assessed:	\$2,294,400		
		Supplemental:	\$2,119,312		

Current Jurisdictions

Supervisory: 3
 Congressional: 14
 Assembly: 21
 Senatorial: 8
 Election Precinct: 3903
 City Name: PORTOLA VALLEY
 Zip Code: 94028
 Mitigation Fee

Current Tax Rate Area #019000

GENERAL TAX RATE	GENERAL COUNTY TAX	COUNTY DEBT SERVICES
FREE LIBRARY	TOWN OF PORTOLA VALLEY	PORTOLA VALLEY DEBT SERVICES
PORTOLA VALLEY ELEM GENL PUR	PORTOLA VALLEY EL BD SER 98	PORTOLA VALLEY ELM BD SE 2001
PORTOLA VALLEY ELM BD SER 02A	PORTOLA VALLEY EL REPAY ST LN	SEQUOIA HIGH GENRL PURPOSE
SEQUOIA HIGH BOND SER 97 A	SEQUOIA HIGH BOND SER 1998	SEQUOIA HIGH BOND SER 1999
SEQUOIA HIGH BD SER 02 A	SEQUOIA HI BOND SER 02 B	SEQUOIA HI REFUND SER 03 A
SEQUOIA UNION HI. BND	SEQUOIA HIGH 2005 RFND	SEQUOIA HI 2005 RFND BND

Area:	None	SER 2005	BND ISS	ISSUE
Assigned		SEQUOIA HI BOND 2005 SER B	SEQUOIA HI RFND SER 2007	SEQUOIA UNION HI BOND 2008 SER
		SM JR COLLEGE GEN PUR	SM JR COLLEGE BD 2002	SM JR COLL BOND SER 2005 B
		SM JR COLL BOND 2001 SER C	SM JR COLL BOND 2006 SER A	SAN MATEO COMM COLL 2005 SER B
		WOODSIDE FIRE DISTRICT	SAN FRANCISQUITO CRK FLD ZN 2	MIDPENINSULA REG. OPEN SPACE
		BAY AREA AIR QUALITY MANAGEMEN	COUNTY HARBOR DISTRICT	SMC MOSQUITO & VECTOR CONTROL
		SEQUOIA HOSPITAL DISTRICT	COUNTY EDUCATION TAX	



SAN MATEO COUNTY
HEALTH SYSTEM

April 30, 2009

APN 079101320

William & Jennifer Young
210 Golden Oak Drive
Portola Valley, CA 94028

Dear Mr. & Ms. Young:

**SUBJECT: FAILED SEPTIC AND RELATED PROPOSED SEWER CONNECTION,
210 GOLDEN OAK DRIVE, PORTOLA VALLEY, CALIFORNIA**

Based on complaints of a failed septic system at the subject address, County Environmental Health staff conducted a field investigation of the septic system on April 8, 2009. Conclusions from the investigation were that surface water and ground water were saturating the septic leach field, causing failure of the septic system to function properly. Environmental Health staff also noted that there is not sufficient area on the parcel for a new septic leach field.

In addition, California Uniform Plumbing Code and San Mateo County Environmental Health policy prohibit repair of septic systems that are within 200 feet of a public sewer main. Any parcels to be developed or redeveloped, or parcels with failed septic system within 200 feet of a public sewer main, must connect to the public sewer main rather than install or repair an existing septic system. In the case of the subject parcel, there is a sewer main in Golden Oak Drive, approximately 25 feet from the parcel.

Therefore, we support and encourage connecting plumbed structures on the subject parcel to available sewer. Please keep in mind that permits for plumbing on your property will be required by the Town of Portola Valley, and that once you connect to the sewer system, your septic system must be properly destroyed under permit with both San Mateo County Environmental Health and Town of Portola Valley.

Should you have any questions, please call me at (650) 372-6279.

Sincerely,

Gregory J. Smith, P.G.
Supervisor Water Protection Programs

cc: Leslie Lambert, Town of Portola Valley, 765 Portola Road, Portola Valley, CA 94028
Martha Poyatos, Local Agency Formation Commission, 455 County Center, Redwood City,
CA 94063

COMMUNITY HEALTH • ENVIRONMENTAL HEALTH

Board of Supervisors: Mark Church • Rose Jacobs Gibson • Richard S. Gordon • Carole Groom • Adrienne Tissier
Health System Chief: Jean S. Fraser

2000 Alameda de las Pulgas, Suite 100 • San Mateo, CA 94403 • PHONE 650.372.6200 • CA RELAY 711 • FAX 650.627.8244
www.smhealth.org

