

SAN MATEO



# LOCAL AGENCY FORMATION COMMISSION

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

**November 9, 2016**

**To:** LAFCo Commissioners  
**From:** Martha Poyatos, Executive Officer  
**Subject:** LAFCo File No. 16-09—Proposed Annexation of 228 Westridge Dr., Portola Valley (APN 077-271-090) to West Bay Sanitary District (4.38 acres)

## Summary

This proposal, submitted by landowner petition, requests annexation to connect an existing single-family home to the West Bay Sanitary District sewer main and abandon the existing septic system. 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 228 Westridge Drive near Alpine Road. Commission approval is recommended.

## Departmental Reports

*County Assessor:* The net assessed land valuation shown in the records of the County Assessor is \$3,723,245. 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 required by the State Board of Equalization have not yet been reviewed.

*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). An encroachment permit will be necessary to be reviewed and issued by the Town Engineer. Any grinder pump or telemetry panel will be necessary to be reviewed by Town Planning and Public Works.

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

**COMMISSIONERS:** JOSHUA COSGROVE, CHAIR, Special District • DON HORSLEY, VICE CHAIR, County • ANN DRAPER, Public • RICH GARBARINO, City  
 MIKE O'NEILL, City • JOE SHERIDAN, Special District • ADRIENNE TISSIER, County

**ALTERNATES:** RIC LOHMAN, Special District • RAY MUELLER, City • SEPI RICHARDSON, Public • WARREN SLOCUM, County

**STAFF:** MARTHA POYATOS, EXECUTIVE OFFICER • REBECCA ARCHER, LEGAL COUNSEL • JEAN BROOK, COMMISSION CLERK

November 9, 2016

LAFCo File No. 16-09– Annexation of 228 Westridge Dr. to West Bay Sanitary District

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*West Bay Sanitary District:* Annexation to the zone will be required and the proponent will be required to construct a gravity system on the property to be served to connect to the existing gravity sanitary sewer main located on Westridge Drive. All costs will be paid by proponent. A District Class 3 permit (\$500 application fee and \$2,000 deposit for plan checking and inspections) and Class 1 permits (\$250 application fee and connection fees of \$7,336.20 per residential unit currently; annual sewer service charges will apply) are required. Also required is a Reimbursement Agreement fee of \$139,213.59 associated with connecting to the existing gravity main system.

#### Executive Officer's Recommendation

This proposal has been submitted by landowner petition in order to connect a single-family residence to public sewer. The territory proposed for annexation is located in the Town of Portola Valley at 228 Westridge Drive near Alpine Road.

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) because it consists of an annexation for an exempt facility (Section 15319-annexation of existing facilities, 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 proceeding 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 landowner requests, and staff recommends waiver of conducting authority proceedings.

#### Recommended Commission Action by Resolution

Approve LAFCo File No. 16-09—Proposed Annexation of 228 Westridge Dr., Portola Valley (APN 077-271-090) to West Bay Sanitary District and Waive Conducting Authority Proceedings (4.38 acres), conditioned upon submittal of the required State Board of Equalization map and legal description.

cc: Phil Scott, General Manager, West Bay Sanitary District  
James Toby, Principal Engineer, Lea & Braze Engineering  
Ron Dolin, Property Owner

RECEIVED

OCT 03 2016

LAFCO

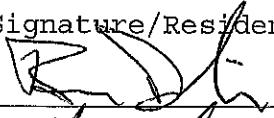

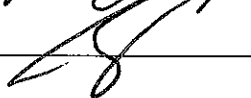
PETITION  
FOR PROCEEDINGS PURSUANT TO  
THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF  
2000

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 228 Westridge Drive, Portola Valley to West Bay Sanitary District 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.
4. The territory(ies) included in the proposal is/are:  
  X   inhabited (12 or more registered voters)    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 is:  
Replacing and abandon existing septic system and connect to public sewer to accommodate with new addition guest house and studio.
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 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* |
|---------|-----------------|--|------|
| 9-30-16 | Ron Dolin       |  / 228 Westridge Dr.<br>Pacifica Valley |      |
| 9/30/16 | Kevin Schumaker |  CW ARCHITECTURE                        |      |
| 10/5/16 | Jim Tolby       |  Lea + Brown Engineering                |      |

\*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

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LAFCO

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization or reorganization.
- Annexation of 228 Westridge Drive, Portola Valley (APN 077-271-090) to 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 the existing inadequate septic system due to new single-family residence, additional guest house, and studio to current lot. The newly built residence and its additional features will be connected to existing gravity sewer main on the street.

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

Yes  No

5. Estimated acreage: 4.38 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  
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    |
| <i>Police</i> | <i>Co. Sheriff</i> | <i>City Police</i> | <i>N/A</i>       | <i>Taxes</i> |
| <i>Sewer</i>  | <i>None</i>        | <i>WBSD</i>        | <i>Proponent</i> | <i>Fees</i>  |
|               |                    |                    |                  |              |
|               |                    |                    |                  |              |

**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 on the North Side of Westridge Drive; approximately 1,200 ft west of the intersection of Westridge 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 Estate

South: Residential Estate

East: Residential Estate

West: Residential Estate

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

A new single-family residence is proposed and will be served by the newly connected sewer connection. The existing residence will be demolished. 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/2.5/SD-2.5

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?

Approval of Class 1A and Class 3 sewer permits and abandonment of existing septic system are needed for approval.

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, it does not.

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?

The proposed single-family residence may have been restricted by the existing septic system location. By abandoning the old existing septic system, the restrictions on number of bedrooms allowed will be lifted.

\* \* \* \* \*

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: Ron Dolgin

ADDRESS: 228 Westridge Dr., Portola Valley

TELEPHONE: 650-224-8974

ATTN: Westridge Sewer Manager

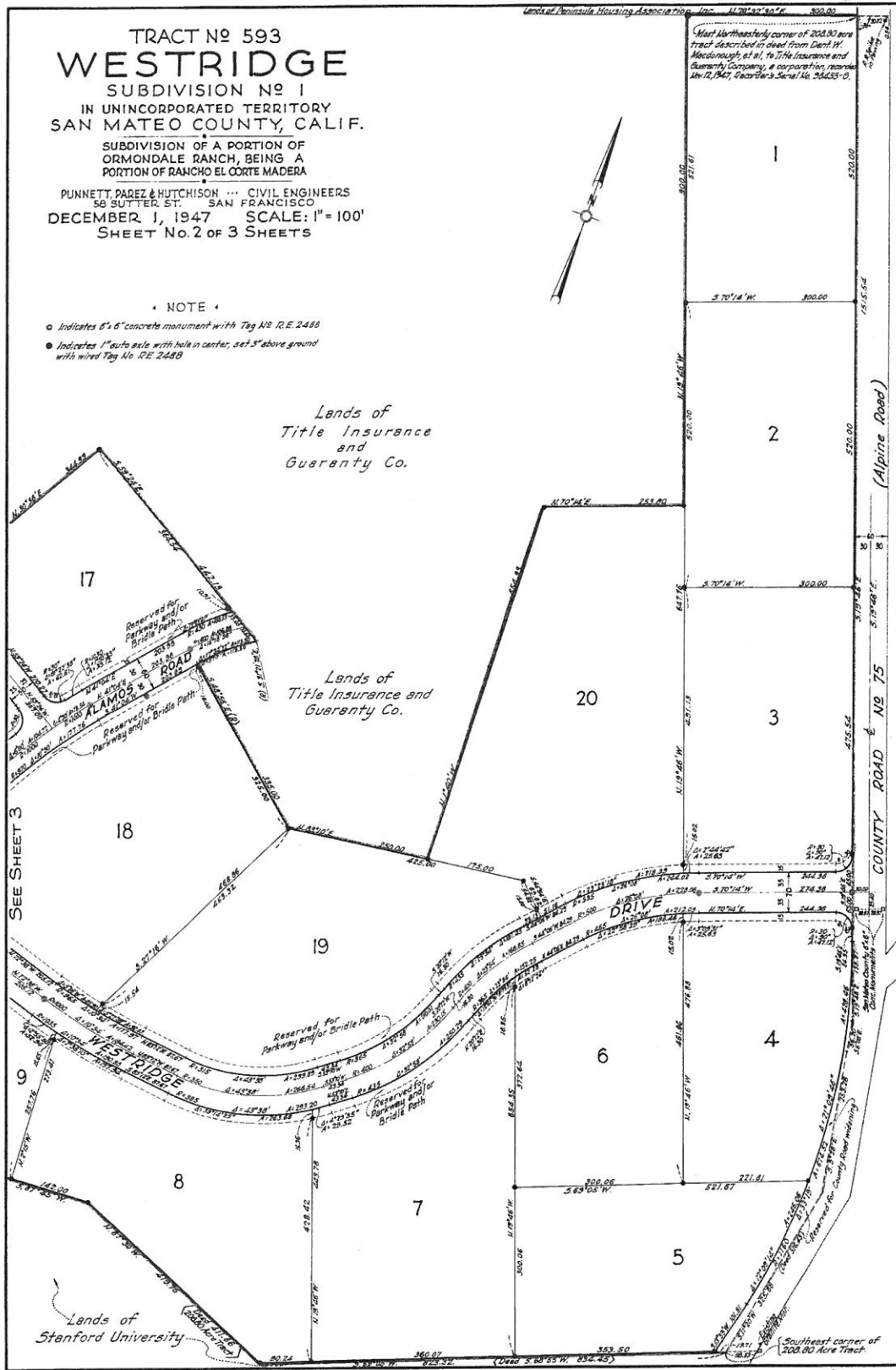
R. Dolgin

Signature of Proponent

TRACT No 593  
**WESTRIDGE**  
 SUBDIVISION No 1  
 IN UNINCORPORATED TERRITORY  
 SAN MATEO COUNTY, CALIF.  
 SUBDIVISION OF A PORTION OF  
 ORMONDALE RANCH, BEING A  
 PORTION OF RANCHO EL CORTE MADERA  
 PUNNETT PAEZ & HUTCHISON CIVIL ENGINEERS  
 58 SUTTER ST. SAN FRANCISCO  
 DECEMBER 1, 1947 SCALE: 1" = 100'  
 SHEET No. 2 of 3 SHEETS

• NOTE •

- Indicates 6" x 6" concrete monument with Tag No. R.E. 2488
- Indicates 1" auto axle with hole in center, set 3" above ground with wired Tag No. R.E. 2488






Recording Requested By:  
Carol Elias Zolla

Mail to:  
Zolla Law Firm  
1631 Willow Street, Suite 100  
San Jose, CA 95125

Mail Tax Statements to:  
Ron Dolin  
1042 Inverness Way  
Sunnyvale, CA 94087

A.P.N.: 077-271-090

2006-008726  
11:47am 01/19/06 DE Fee: 10.00  
Count of pages 2  
Recorded in Official Records  
County of San Mateo  
Warren Slocum  
Assessor-County Clerk-Recorder  
  
\* 2 0 0 6 0 0 0 8 7 2 6 A R \*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

2P

# TRUST TRANSFER DEED

The undersigned Grantor declares under penalty of perjury that the following is true and correct: DOCUMENTARY TRANSFER TAX IS \$0. There is no consideration for this transfer. Not a sale. This is a transfer to/from a revocable trust and excludable under §62 of the Revenue and Taxation Code. Ron Dolin

**GRANTOR:** Ronney Dolin, an unmarried man

**hereby GRANTS to:** Ron Dolin, as Trustee of the Radical Trust, dated January 10, 2006


the following described real property in the City of Portola Valley, County of San Mateo, State of California:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF**

Commonly known as 228 Westridge Drive, Portola Valley, California

Dated: January 10, 2006

State of California )  
County of Santa Clara ) ss.

  
RONNEY DOLIN

On January 10, 2006, before me, Carol Elias Zolla, Notary Public, personally appeared Ronney Dolin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.



WITNESS my hand and official seal.

Signature



MAIL TAX STATEMENTS AS DIRECTED ABOVE

## Exhibit A

### Parcel One:

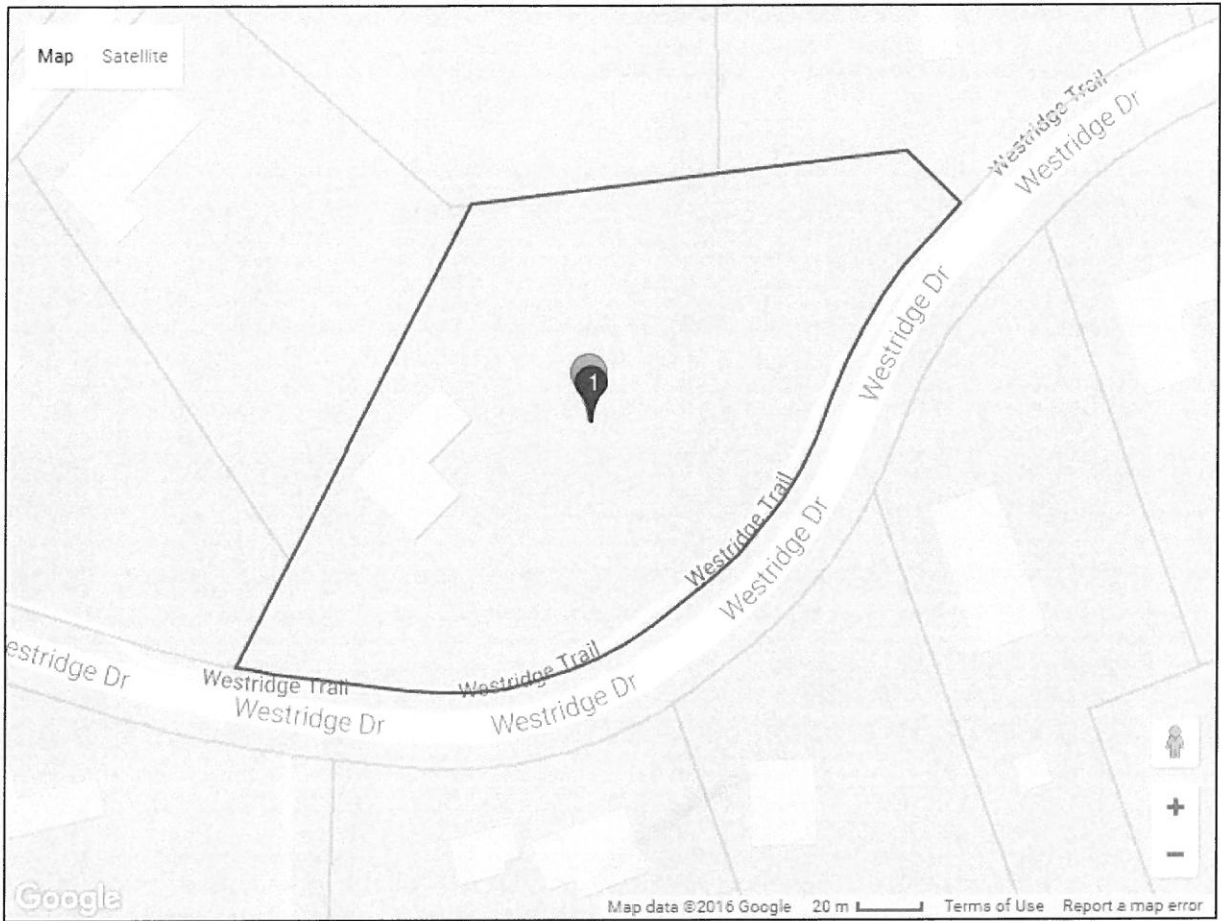
Portion of Lot 19 as shown on that certain map entitled "Tract No. 593 Westridge Subdivision No. 1 in Unincorporated Territory, San Mateo County, Calif." filed in the Office of the County Recorder of San Mateo County on December 4, 1947 in Book 28 of Maps at pages 20 to 22, described as a whole as follows:

Beginning at the intersection of the Northerly line of Westridge Drive and the line common to Lots 19 and 20 as shown on said map; thence along said Northerly line of Westridge Drive the following courses and distances South  $44^{\circ} 06'$  West 33.13 feet, along the arc of a curve to the left, tangent to the preceding course, with a radius of 435 feet, a central angle of  $23^{\circ} 54'$  an arc distance of 181.45 feet, South  $20^{\circ} 12'$  West tangent to the preceding curve 16.30 feet, along the arc of a curve to the right, tangent to the preceding course, with a radius of 365 feet, a central angle of  $32^{\circ} 58'$  an arc distance of 210.01 feet, South  $53^{\circ} 10'$  West tangent to the preceding curve 43.34 feet, along the arc of a curve to the right, tangent to the preceding course, with a radius of 315 feet, a central angle of  $43^{\circ} 38'$  an arc distance of 239.89 feet, North  $83^{\circ} 12'$  West tangent to the preceding curve 87.67 feet, and along the arc of a curve to the right, tangent to the preceding course, with a radius of 965 feet, a central angle of  $4^{\circ} 26' 59''$  an arc distance of 74.95 feet to a point on said Northerly line of Westridge Drive, distant Easterly thereon 17.12 feet from the intersection of the dividing line of Lot 18 and 19 as shown on said Map and said Northerly line of Westridge Drive; thence leaving said Northerly line of Westridge Drive and running North  $27^{\circ} 16'$  East 475.45 feet to the Northerly line of said Lot 19; thence along the Northerly and Easterly lines of said Lot 19, North  $83^{\circ} 10'$  East 405.07 feet and South  $45^{\circ} 54'$  East 69.82 feet to the point of beginning.

### Parcel Two:

An easement for ingress and egress and driveway purposes over a portion of Lots 18 and 19 as shown on said Map above referred to, said portion being more particularly described as follows:

Beginning on the Northerly line of Westridge Drive at the most Southerly corner of that certain 2.504 acre tract conveyed to John K. Perry and Dorothy Perry, his wife, by Deed dated December 3, 1952 and recorded December 10, 1952 in Book 2339 of Official Records at Page 193, Records of San Mateo County; running thence in a Northeasterly direction along the Southeasterly line of said lands North  $27^{\circ} 16'$ , East 60.00 feet; thence in a Southwesterly direction South  $43^{\circ} 42' 41''$  West 68.106 feet to a point on the Northerly line of Westridge Drive distant thereon 20.00 feet Westerly from the point of beginning; thence along the Northerly line of Westridge Drive Easterly along the arc of a curve to the left, the center of which bears North  $12^{\circ} 26' 14''$  East 965 feet from the last mentioned point, with a radius of 965 feet, a central angle of  $1^{\circ} 11' 15''$  an arc distance of 20.00 feet to the point of beginning.



**Lat:** 37.391304° **Zoom**  
**Lon:** -122.194665° 18

**Ownership**

County: **SAN MATEO, CA**  
Assessor: **MARK CHURCH, ASSESSOR**  
Parcel # (APN): **077-271-090**  
Parcel Status: **ACTIVE**  
Owner Name: **DOLIN RON TR RADICAL TRUST**  
Mailing Address: **1042 INVERNESS WAY SUNNYVALE CA 94087**  
Legal Description: **LOT 19 LESS WLY 16.50 FT MOL WESTRIDGE S**

**Assessment**

|              |                    |                |                |               |                             |
|--------------|--------------------|----------------|----------------|---------------|-----------------------------|
| Total Value: | <b>\$3,709,110</b> | Use Code:      | <b>01</b>      | Use Type:     | <b>RESID. SINGLE FAMILY</b> |
| Land Value:  | <b>\$3,650,241</b> | Tax Rate Area: | <b>019-000</b> | Zoning:       |                             |
| Impr Value:  | <b>\$58,869</b>    | Year Assd:     | <b>2016</b>    | Census Tract: | <b>6132.00/5</b>            |
| Other Value: |                    | Property Tax:  |                | Price/SqFt:   | <b>\$1,129.03</b>           |
| % Improved:  | <b>1%</b>          | Delinquent Yr: |                |               |                             |
| Exempt Amt:  |                    | HO Exempt:     | <b>N</b>       |               |                             |

**Sale History**

|                  | Sale 1                   | Sale 2 | Sale 3 | Transfer                 |
|------------------|--------------------------|--------|--------|--------------------------|
| Document Date:   | <b>04/19/2005</b>        |        |        | <b>01/19/2006</b>        |
| Document Number: | <b><u>2005062848</u></b> |        |        | <b><u>2006008726</u></b> |
| Document Type:   |                          |        |        |                          |
| Transfer Amount: | <b>\$3,150,000</b>       |        |        |                          |