

DATE: October 7, 2005

TO: Members, Local Agency Formation Commission

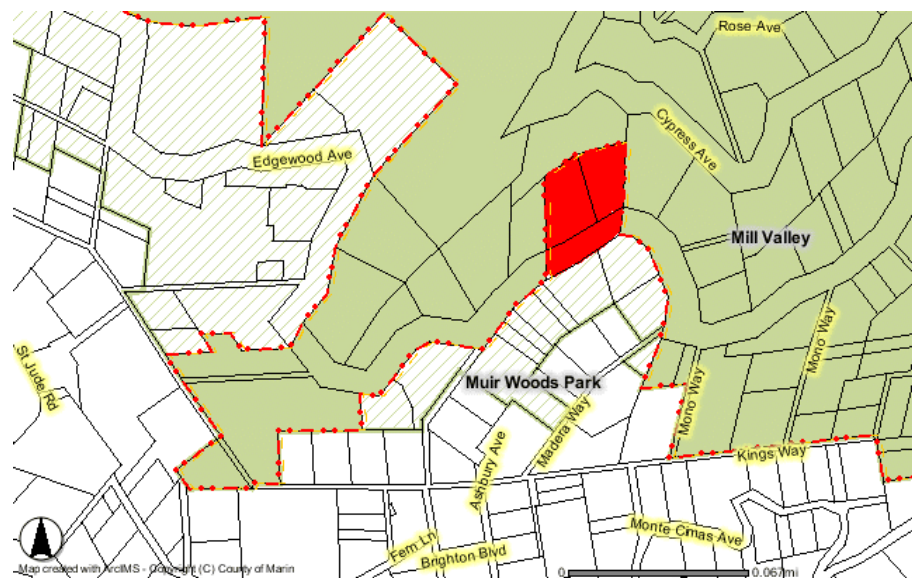
FROM: Peter Banning, Executive Officer

SUBJECT: Executive Officer's Report and Recommendation:
**Proposed Annexation of the Lands of
Anderson, Montgomery and Kravitz to the City of Mill Valley (File #1267)**

Summary

This proposal has been submitted by petition of the property owners requesting annexation of two parcels of 0.59 acre to the City of Mill Valley. The territory proposed for annexation is located on Edgewood Avenue near the Swiss Club Tell property annexed to the City in 1999. The affected parcels are in single-family residential use. The purpose of the application is to obtain sewer service from the existing City sewer main in Edgewood Avenue. The proposal would not create additional development potential in the area. The Mill Valley City Council has approved pre-zoning for the proposal area.

On the map below, the incorporated area of the City of Mill Valley is shown in grey, the City's sphere of influence is shown in diagonal stripe and the area proposed for annexation is shown in dark grey. Staff recommends approval.



General Information

Proposal Description: Annexation to the City Mill Valley.

Proposal Location: On Edgewood Avenue near Cypress Avenue.

No. of Parcels: Two.

Acres: 0.59 acre.

Development Potential: None.

Applicants: William Montgomery, 510 Edgewood Avenue, Mill Valley
Richard Kravitz, 510 Edgewood Avenue, Mill Valley
Marilyn Anderson, 512 Edgewood Avenue, Mill Valley

Consent of Property Owner(s): 100%.

Public Hearing Required: No.

Number of Registered Voters: 4.

City or County: County.

Assessed Value: \$550,689

Property Tax Exchange: \$1,946 (estimate includes amounts from master property tax transfer agreement plus tax increments from County Fire & County Library).

Current and Proposed Provision of Services

	<u>Current:</u>	<u>If Approved:</u>
Police:	County of Marin	City of Mill Valley
Fire:	County of Marin	City of Mill Valley
Water:	Marin Municipal Water District	No Change
Sewer:	None	City of Mill Valley
Streets:	County of Marin	City of Mill Valley
Planning:	County of Marin	City of Mill Valley

Comments of Affected Agencies

City of Mill Valley: The City Council of the City of Mill Valley adopted Ordinance No. 1207 amending its municipal code to pre-zone Assessor's Parcel Nos. 045-202-11 and 12 and 046-061-39 and 43 to RS-10 (Single Family Residential - 10,000 square feet minimum lot size). The City's action encompassed the areas affected by LAFCO File #1268 (Lands of Minamora) and #1267 (Lands of Anderson, Montgomery & Kravitz).

County Department of Environmental Health Services (EHS)

EHS staff reports failing septic systems on the neighboring parcel. If annexation is approved, the property owners will be required to apply to EHS for a permit to abandon the existing septic systems.

Discussion & Analysis

This proposal requests annexation of two parcels to the City of Mill Valley. The properties are located on Edgewood Road, near the recent Swiss Club Tell annexation area (Edgewood Avenue Annexation #4) and near a similar proposed annexation area (Lands of Minamora). The annexation area and its relationship to the City's boundary are shown on page 1.

The City of Mill Valley has acted to pre-zone the area requested for annexation and the neighboring parcel to the west (Lands of Barna, 549 Edgewood), anticipating that the Commission might act to amend the proposal boundaries to include that parcel. The resulting City boundary would then be continuous along the west side of Edgewood Avenue and be therefore more easily understood by police, fire and other service personnel. The neighboring property owner has informed staff that she does not desire to annex to the City at this time.

The City of Mill Valley can extend sewer service from its existing sewer main in Edgewood Avenue which was constructed to serve the Swiss Club Tell property. The completion of the new sewer line has led to a series of requests to the City for connection to the line. The proposed annexation is consistent with the revised sphere of influence adopted for the City of Mill Valley in 2004.

Environmental Review

This proposal is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15319 of the State CEQA Guidelines which provides exemption for annexations involving areas developed to the density allowed by the current zoning.

Recommendation

The proposed annexation is consistent with the adopted sphere of influence of the City of Mill Valley and other LAFCO policies as listed in Attachment A. The City is able to extend the needed sewer service to the subject area.

Recommended Commission Action, by Resolution:

1. Adopt a resolution making determinations approving the proposed Annexation of the Lands of Anderson, Montgomery and Kravitz to the City of Mill Valley (File #1267).
2. Authorize staff to complete subsequent proceedings pursuant to Government Code §57000 without notice and hearing.

Respectfully submitted,

Peter V. Banning
Executive Officer