

DATE: August 1, 2005

TO: Members, Local Agency Formation Commission

FROM: Peter Banning, Executive Officer

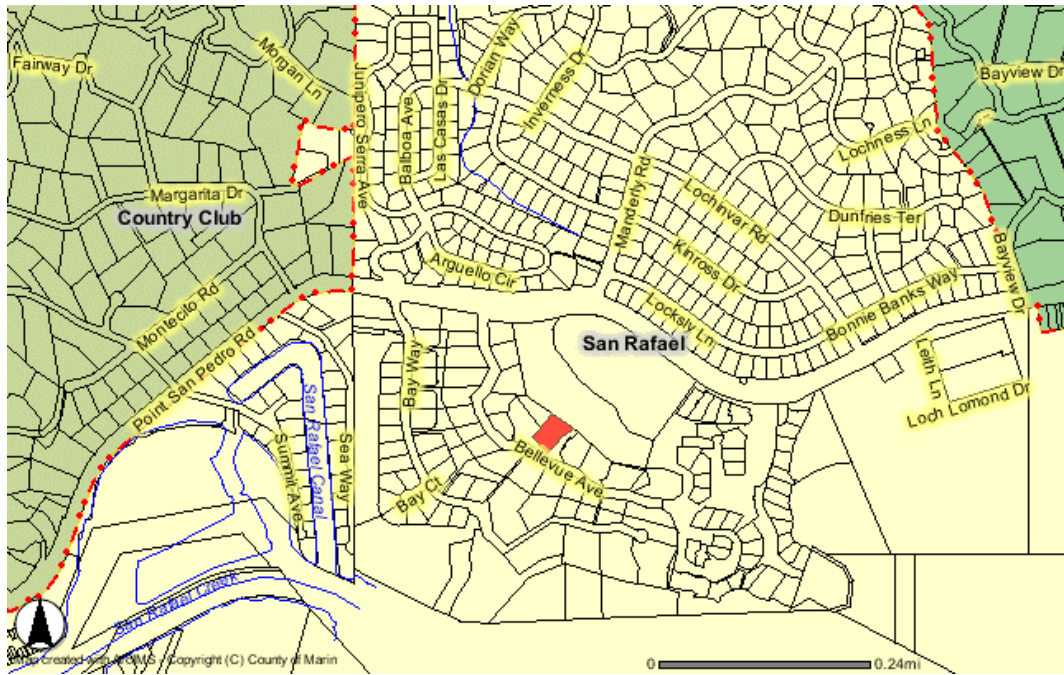
SUBJECT: Executive Officer's Report and Recommendation:  
**Proposed Annexation of the Lands of Burns to San Rafael Sanitation District (File #1236)**

### Summary

This proposal requests annexation of 0.64 acres with one existing single-family residence to the San Rafael Sanitation District. The proposal area is located in the City of San Rafael on Bellevue Avenue south of its intersection with Point San Pedro Road.

Annexation is requested by the property owner to meet the requirements of San Rafael Sanitation District after a provisional sewer hookup since 2002.

Staff recommends approval.



**General Information**

<b>Proposal Description:</b>	Annexation to San Rafael Sanitation District for one existing single-family residence.
<b>Proposal Location:</b>	49 Bellevue Avenue; parcel #16-241-09. On Bellevue Avenue south of its intersection with Point San Pedro Road.
<b>No. of Parcels:</b>	1.
<b>Acres:</b>	0.64.
<b>Development Potential:</b>	None.
<b>Applicants:</b>	John Douglas Burns, 3756 Cass Way, Palo Alto, CA 94306.
<b>Consent of Property Owner(s):</b>	100%.
<b>Public Hearing Required:</b>	No.
<b>Number of Registered Voters:</b>	None.
<b>City or County:</b>	City of San Rafael.
<b>Assessed Value of Land:</b>	\$624,335.
<b>Property Tax Exchange:</b>	None.

**Current and Proposed Provision of Services**

	<b><u>Current:</u></b>	<b><u>If Approved:</u></b>
<b>Police:</b>	City of San Rafael	No Change
<b>Fire:</b>	City of San Rafael	No Change
<b>Water:</b>	Marin Municipal Water District	No Change
<b>Sewer:</b>	None	<b>San Rafael Sanitation District</b>
<b>Streets:</b>	City of San Rafael	No Change
<b>Planning:</b>	City of San Rafael	No Change

**Comments of Affected Agencies**

The San Rafael Sanitation District supports the proposed annexation and has submitted written consent to waiver of conducting authority proceedings.

**Discussion & Analysis**

San Rafael Sanitation District (SRSD) presently provides service to the parcel proposed for annexation. The property owner has applied for annexation to the district in order to comply with SRSD's requirements for the connection.

Annexation of this area to SRSD will not facilitate construction of additional housing units as the area is developed to the extent allowed by current City zoning designation. All surrounding parcels are already within the boundary of SRSD.

**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**

This proposal is consistent with the sphere of influence of the San Rafael Sanitation District and with all other pertinent LAFCO policies. Staff recommends approval.

**Recommended Commission Action, by Resolution:**

1. Adopt the attached resolution making determinations approving the proposed Annexation of the Lands of Burns to the San Rafael Sanitation District (File #1236).
2. Authorize staff to initiate subsequent proceedings pursuant to Government Code §57000 without notice and hearing.

Respectfully submitted,

---

Peter V. Banning  
Executive Officer