

DATE: February 4, 2005

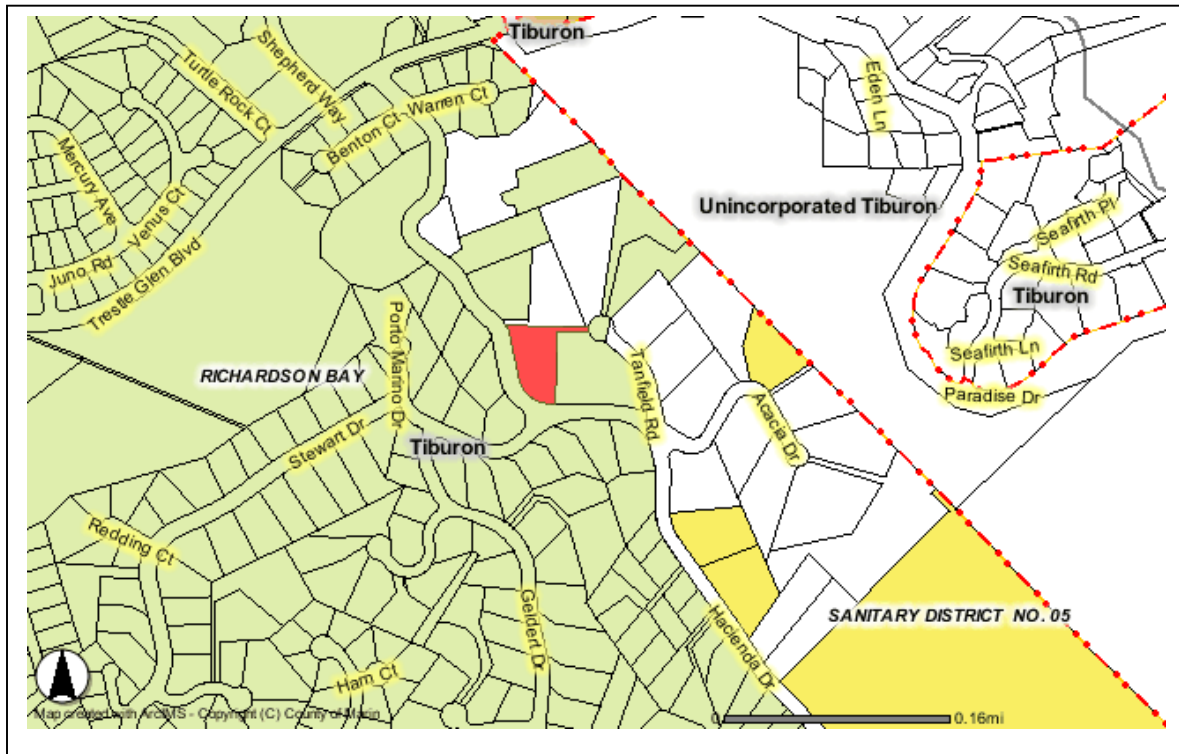
TO: Members, Local Agency Formation Commission

FROM: Peter Banning, Executive Officer

SUBJECT: Executive Officer's Report and Recommendation:
Proposed Annexation of the Lands of Daneshpajouh to the Richardson Bay Sanitary District (File #1263)

Summary

This proposal requests annexation of 1.19 acres with one existing single-family residence to the Richardson Bay Sanitary District. The proposal area is located in the Town of Tiburon between Tanfield Road and Acacia Drive. The purpose of the proposal is to replace the on-site wastewater system of an existing residence with connection to the public sewer. The proposal area is shown in red on the map below. The present service area of RBSD is shown in green and the boundary of the Town of Tiburon is shown as a dashed red line. Staff recommends approval.



General Information

Proposal Description:	Annexation to Richardson Bay Sanitary District to obtain sewer service for one existing single-family residence.
Proposal Location:	Tanfield Road near Acacia Drive, Town of Tiburon
No. of Parcels:	1.
Acres:	1.19 acres.
Development Potential:	None.
Applicants:	Ahmad and Nasrin Daneshpajouh, 17 Tanfield Road, Tiburon, 94920.
Consent of Property Owner(s):	100%.
Public Hearing Required:	No.
Number of Registered Voters:	2.
City or County:	Town of Tiburon.
Assessed Value:	\$135,349.
Property Tax Exchange:	None.

Current and Proposed Provision of Services

	<u>Current:</u>	<u>If Approved:</u>
Police:	Town of Tiburon	No Change
Fire:	Tiburon Fire Protection District	No Change
Water:	Marin Municipal Water District	No Change
Sewer:	None	Richardson Bay San. District
Streets:	Town of Tiburon	No Change
Planning:	Town of Tiburon	No Change

Comments of Affected Agencies

Richardson Bay Sanitary District: The District has consented to the proposed annexation and waived protest proceedings.

Marin County Environmental Health Services (EHS): The EHS departmental report notes the failure of the septic system on a neighboring parcel and the requirement that the applicant obtain a permit to abandon the existing septic system.

Discussion & Analysis

The property owner has applied for annexation to the District in order to replace an on-site wastewater system with District sewer service. Annexation of this area to RBSD will not facilitate construction of additional housing units as the area is developed to the extent allowed by current zoning in the Town of Tiburon.

Richardson Bay Sanitary District supports the proposed annexation and has submitted written consent to waiver of conducting authority proceedings.

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

Recommended Commission Action, by Resolution:

1. Adopt a resolution making determinations approving the proposed Annexation of the Lands of Daneshpajouh to the Richardson Bay Sanitary District (File #1263).
2. Authorize staff to initiate subsequent proceedings pursuant to Government Code §57000 without notice and hearing.

Respectfully submitted,

Peter V. Banning
Executive Officer