

DATE: November 3, 2006

TO: Members, Local Agency Formation Commission

FROM: Peter Banning, Executive Officer
Evelyn Ellis, Assistant Planner

SUBJECT: Executive Officer's Report and Recommendation:
**Proposed Annexation of the Lands of Mott to North Marin Water District
(File #1278)**

Summary

This proposal requests annexation of one vacant parcel totaling 0.04 acres to the North Marin Water District. The proposal area is located in the unincorporated area of Dillon Beach on Ocean View Avenue. In the Dillon Beach area, the NMWD provides sewer service rather than water service. The purpose of the proposed annexation is to provide the District's sewer service to allow development of one single-family residence. Staff recommends approval.



General Information

Proposal Description: Annexation to obtain sewer service for one vacant lot.

Proposal Location: On Ocean View Road off of Dillon Beach Road.

No. of Parcels: 1.

Acres: 0.04 acres.

Development Potential: One single family residence.

Applicants: Sherilyn L. Mott, 10140 Indian Hill Road,
Newcastle, CA 95650.

Consent of Property Owner(s): 100%.

Public Hearing Required: No.

Number of Registered Voters: 0.

City or County: Marin County.

Assessed Value: \$13,437.

Property Tax Exchange: None.

Current and Proposed Provision of Services

	<u>Current:</u>	<u>If Approved:</u>
Police:	Marin County	No Change
Fire:	Marin County	No Change
Water:	Calif. Water Service Company	No Change
Sewer:	None	North Marin Water District
Streets:	Marin County	No Change
Planning:	Marin County	No Change

Comments of Affected Agencies

North Marin Water District

The District has consented in writing to the boundary change and a waiver of conducting authority proceedings.

County Environmental Health Services

County EHS notes the property currently has an on-site sewage disposal system.

Marin County Community Development Agency (CDA)

The proposal territory is designated for Coastal Single Family Residential use (1 to 2 dwelling units per acre) in the County's General Plan. Existing County zoning is Coastal Single-Family Residential.

Marin County Committee on School District Organization

No Comment

Shoreline Unified School District

No Comment

County Service Area #28

No Comment

County Service Area #31

No Comment

Discussion & Analysis

The proposal area is located in an unincorporated area of Dillon Beach on Ocean View Road as shown on page 1.

The property owner has applied for annexation in order to connect the vacant parcel to the Water District's existing sewer main for development of a single-family home. The North Marin Water District supports the proposed annexation and has submitted written consent to waiver of conducting authority proceedings.

County of Marin zoning for the subject area is C-R-1: B-D, or Coastal Single Family Residential (1-2 units per acre). Annexation of this area to North Marin Water District will allow for construction of one housing unit.

The property proposed for annexation is currently vacant, but was the site of a previous residence. The water service connection for the previous residence has been maintained by the property owner. Therefore, the present moratorium on water service connections in Dillon Beach does not apply to redevelopment of this parcel. Several of the residences in the surrounding area are already within the boundaries of the North Marin Water District.

The proposed annexation is consistent with the sphere of influence adopted for the North Marin Water District and with all other applicable standards adopted by the Commission and contained in the Cortese-Knox-Hertzberg Act of 2000 as summarized in Attachment A.

Environmental Review

This proposal is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15320 of the State CEQA Guidelines which provides exemption for changes in the organization or reorganization of local governmental agencies where the changes do not alter the geographical area in which previously existing powers are exercised.

Recommendation

The proposed annexation is consistent with the Commission's adopted policies and spheres of influence. Staff recommends approval.

Recommended Commission Action, by Resolution:

1. Adopt a resolution making determinations approving the proposed Annexation of the Lands of Mott to the North Marin Water District (File #1278).
2. Authorize staff to complete subsequent proceedings pursuant to Government Code §57000 without notice and hearing.

Respectfully submitted,

Peter V. Banning

Executive Officer