

DATE: March 2, 2007

TO: Members, Local Agency Formation Commission

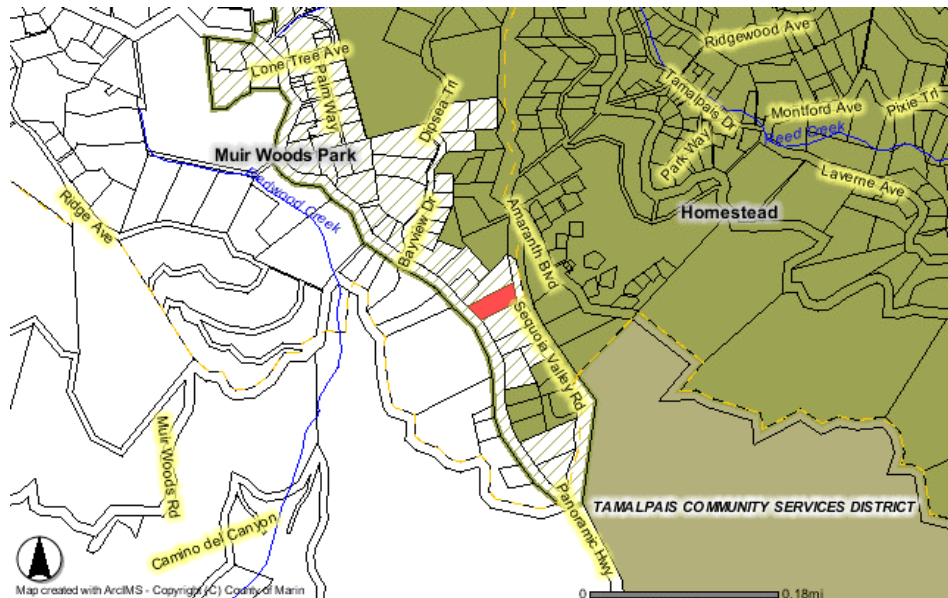
FROM: Evelyn Ellis, Assistant Planner  
Peter Banning, Executive Officer

SUBJECT: Executive Officer's Report and Recommendation:  
**Proposed Annexation of the Lands of Servat to Homestead Valley Sanitary District (File #1282)**

### Summary

This proposal requests annexation of 0.64 acres of land to the Homestead Valley Sanitary District (HVSD). The parcel is located between Sequoia Valley Road and Panoramic Highway, to the south of Bayview Drive and is located in the unincorporated Homestead Valley area. The purpose of the proposal is to provide sewer service to one existing single-family residence. The affected area is within the HVSD sphere of influence.

On the map below, the proposal area is shown in red; the present jurisdiction of the Homestead Valley Sanitary District is shown in green. Staff recommends approval.



*Chairperson:* Jeffrey Blanchfield  
*Members:* Susan Adams, Einar Asbo, Barbara Heller, Charles McGlashan, Dennis J. Rodoni, Jeffrey Slavitz  
*Alternates:* Christopher Burdick, Carla Condon, Steve Kinsey, George C. Quesada  
*Executive Officer:* Peter V. Banning

## ***Marin Local Agency Formation Commission***

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**General Information**

<b>Proposal Description:</b>	Annexation to Homestead Valley Sanitary District.
<b>Proposal Location:</b>	Between Sequoia Valley Road and Panoramic Highway, to the south of Bayview Drive in unincorporated Mill Valley.
<b>No. of Parcels:</b>	1.
<b>Acres:</b>	0.64 acres.
<b>Development Potential:</b>	0.
<b>Applicants:</b>	Jean-Luc Servat, 270 Panoramic Hwy, Mill Valley, CA 94941.
<b>Consent of Property Owner(s):</b>	100%.
<b>Public Hearing Required:</b>	No.
<b>Number of Registered Voters:</b>	2.
<b>City or County:</b>	County of Marin.
<b>Assessed Value of Land:</b>	\$1,134,036.
<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>	County of Marin	No Change
<b>Fire:</b>	County of Marin Fire	No Change
<b>Water:</b>	Marin Municipal Water District	No Change
<b>Sewer:</b>	None	<b>Homestead Valley Sanitary District</b>
<b>Streets:</b>	County of Marin	No Change
<b>Planning:</b>	County of Marin	No Change

### Comments of Affected Agencies

#### Homestead Valley Sanitary District

The District has consented in writing to the proposed annexation and to waiver of conducting authority proceedings.

#### County of Marin, Community Development

County staff states the parcel is designated for single family residential use (SF4) in the County's General Plan and would allow development at densities between 1.0 to 2.0 dwelling units per acre. The area is zoned R-1:B-3 for Single Family Residential use (20,000 square feet minimum lot size). There is potential for a second unit on the property, subject to planning review.

#### County Service Area #31

The District has "no comment".

#### County Environmental Health Services

County EHS notes that there is record of failing on-site wastewater systems in the vicinity of the proposal area. This area is served by a septic system that is reaching its life expectancy. This area also has some poor to marginal soils and steep slopes that make replacing septic systems difficult. EHS also states that this area is within 400 feet of an existing main.

#### Marin County Committee on School District Organizations

The District has "no comment".

#### Mill Valley Elementary School District

The District has "no comment".

## **Discussion & Analysis**

The applicant seeks to replace an existing on-site wastewater system with service from Homestead Valley Sanitary District to allow renovation and expansion of an existing single-family residential unit. The project site is located Between Sequoia Valley Road and Panoramic Highway, south of Bayview Drive in unincorporated Mill Valley.

The Homestead Valley Sanitary District will provide service to the proposed residential development from an existing sewer main located south of the proposal area. The District already provides sewer service to parcels surrounding the proposal area and has adequate treatment capacity for the project at the SASM treatment plant.

Although the Homestead Valley drainage area is within the sphere of influence of the City of Mill Valley, the Commission has processed annexation to HVSD in this area without assertion of the Dual Annexation Policy because both the City and HVSD provide sewer service. If concurrent annexation to the City were included in the proposal, the area would be included in the boundary of two different agencies providing the same service, creating overlapping service responsibilities. If the City were to provide sewer service to this area instead of HVSD, additional sewer facilities, including pumps, would be required to reach City of Mill Valley sewer mains. Service through HVSD would be provided by gravity flow.

The proposed annexation is consistent with the sphere of influence adopted for the Homestead Valley Sanitary 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 annexations to a city special district to areas containing existing structures developed to the density allowed by current zoning.

**Recommendation**

The proposed annexation is consistent with the sphere of influence adopted for the Homestead Valley Sanitary District. Staff recommends approval.

**Recommended Commission Action, by Resolution:**

1. Adopt a resolution making determinations approving the proposed Annexation of the Lands of Servat to the Homestead Valley Sanitary District (File #1282) as shown on Exhibits A and B.
2. Authorize staff to complete subsequent proceedings pursuant to Government Code §57000 without notice and hearing.
3. Completion of annexation proceedings shall be subject to the following conditions:
  - A. An approved map and legal description meeting the standards of the State Board of Equalization shall be provided by the applicants.

Respectfully submitted,

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Peter V. Banning  
Executive Officer