

SAN MATEO



LOCAL AGENCY FORMATION COMMISSION

455 COUNTY CENTER, 2ND FLOOR • REDWOOD CITY, CA 94063-1663 • PHONE (650) 363-4224 • FAX (650) 363-4849

March 13, 2002

TO: Members, Local Agency Formation Commission

FROM: Martha Poyatos *Martha Poyatos*
Executive Officer

SUBJECT: **LAFCo File 01-14—Proposed Annexation of 53 Properties in
Los Trancos Woods to the West Bay Sanitary District**

Summary

The West Bay Sanitary District Board of Directors has applied by resolution on behalf of property owners to annex 53 non-contiguous residential parcels located in unincorporated Los Trancos Woods to the District. The entire Los Trancos Woods neighborhood is in the sphere of influence of both the West Bay Sanitary District and the Town of Portola Valley. The purpose of the proposal is to provide a connection to the District's public sewer system in order to provide sewer service to the parcels shown on Exhibit A to replace failing and inadequate septic systems. Sewer extension will include construction of sewer mains and an easement from the Town of Portola Valley or the alternative of a pumping station. Construction and associated costs would be borne by property owners.

Since the District adopted the resolution of application, the property owners approached the District and the County of San Mateo regarding the formation of an assessment district to fund the sewer main extension. That process is not yet complete. Also, as stated above, part of the proposed sewer main design may depend upon obtaining an easement from the Town of Portola Valley. The Town Council has not formally considered granting an easement.

Staff recommends that at your March 20 meeting, the Commission consider the staff report, open the public hearing, consider public comments and continue the hearing to the May 15 Commission meeting for final action. Continuance will allow time for other public agencies to take actions that would be conditions of approval necessary if the annexation is to be approved and the sewer project is to be built.

Background

Agency and Departmental Reports

County Assessor: The net assessed valuation of the reorganization area shown in the records of the Assessor is \$18,458,056. The boundaries of the proposal do not divide lines of assessment or ownership.

County Clerk: The territory has 87 registered voters. Annexation would not conflict with any political subdivision boundaries.

County Planning: San Mateo County General Plan land use designation is low density residential (0.3 to 2.3 dwelling units per acre). Zoning is R-1/S-8, 7,500 square foot minimum lot size. The proposed sewer annexation involves 53 parcels, all of which are already developed. Eleven of these parcels are larger than 15,000 sq. ft. Theoretically subdivision potential exists that would increase the number of parcels in the area. Planning staff has calculated that, based solely on the minimum parcel size, potentially up to 14 parcels could be created through future subdivision actions. The actual number is likely smaller, due to physical site constraints, location of existing development, etc. Any future subdivision requests would require 300-ft. neighborhood notification and a public hearing.

Annexation to the sewer district would remedy failing septic systems that pose a threat to water quality and vegetative, fish and wildlife habitats. General Plan Vegetative, Water, Fish and Wildlife Resources Policy 1.25 calls for the County to ensure that development will maintain adequate water quality for vegetative, fish and wildlife habitats and maintain and improve, if possible, the quality of groundwater basins and recharge areas.

General Plan Wastewater Policy 11.5 states: "a) Consider sewerage systems as the appropriate method of wastewater management in urban areas. b) Encourage extension of sewerage systems to serve unincorporated urban areas presently using individual sewage disposal systems where warranted by public health concerns, environmental pollution or the planned density of development."

County Public Works: The territory proposed for annexation consists of 14.53 acres. The map and legal description submitted with the proposal satisfy the requirements of the State Board of Equalization. The proposal would not necessitate removal from any other special districts. Natural boundaries, drainage basins or

other topographical features would not affect and would not be affected by this proposal.

Based on preliminary review of the proposed sewer design, it is apparent that 25 to 30% of the parcels will require some type of pumping system. It is recommended that alternatives such as low-pressure systems which may be more cost effective be reviewed by the proponents.

In addition, the overall cost for the project may increase as design is finalized depending upon geotechnical requirements associated with installing sewers in easements, repairing roads following construction, acquisition of easements, relocation of existing utility facilities and implementing mitigation measures.

County Environmental Health: The West Bay Sanitary District provides the available sewer service and Los Trancos County Water District provides water in the area. The Director of Environmental Health has commented that: "This community was originally designed for summer/vacation occupancy and the septic systems were not anticipated to be used year round. With the homes now occupied as primary residences along with a high groundwater flow during the winter months, these septic systems are being used well beyond their anticipated design. In addition, the average property size in this community is far less than what is needed to perform adequate repairs to the septic systems adding to potential long-term problems. Due to the age of the septic systems, the small lot sizes, and hydrogeologic conditions in the area, the San Mateo County Environmental Health Division fully supports the subject project. Based on the information presented and known to the division, the continued use of individual on-site septic systems in this community poses a significant threat to public and environmental health. Property owners will be required to obtain a septic tank abandonment permit from San Mateo County Environmental Health Division and comply with the Health Department standards.

Los Trancos County Water District:

Los Trancos County Water District has 135 residential accounts in Los Trancos Woods. The water district commented on the initial study and negative declaration that the district did not have adequate water supply to serve additional development that could occur once sewer becomes available. In July, 2001, the water district board adopted Resolution No. 177 which identified a water supply shortage and adopted a policy for "will serve" letters that limits water service to existing customers and undeveloped properties that would qualify for an on-site waste disposal system. In September, the District adopted Resolution 178 which clarified that issuance of

will serve letters would be issued to undeveloped properties in which property owners can: demonstrate that they had actively undertaken the water service application process between January 1, 2001 and August 19, 2001, and demonstrate that they were actively obtaining plans and/or financing for new construction. The District's purpose in adopting these policies was to differentiate between those parcels planned for in the District's previous water planning and those which were not part of the past water demand plan.

More recently, the District commissioned a water demand forecast study completed on January 11, 2002. The finding of that study forecast that the demand in the entire Los Trancos Woods neighborhood would increase by 10% once all currently developed parcels are converted to sewer.

Woodside Fire Protection District:

No comments submitted.

Executive Officer's Report and Recommendation

Submitted by resolution of the West Bay Sanitary District, this proposal requests annexation of 53 developed properties to the West Bay Sanitary District. The area proposed for annexation is located in unincorporated Los Trancos Woods south of the boundary of the Town of Portola Valley and immediately west of Los Trancos Creek, which also serves as the County boundary. Parcels proposed for annexation range in size from 0.11 acre to 0.85 acre, with the mean size at 0.2 acre. Parcels are also characterized by varying slopes. The purpose of the proposal is to replace failing septic systems with public sewer.

A core group of property owners in the Los Trancos Community began annexation efforts in 1998 forming a committee and working with Los Trancos Woods residents and property owners to identify interest in annexation to the district. The non-contiguous properties identified with an "A" on Map 1 of the environmental study make up the property owners who funded the environmental document and application fees. A subsequent mitigation measure adopted by the District called for annexation of only developed parcels which resulted in the 53 properties shown on Map 2 attached.

Section 6830 of California Health and Safety Code permits annexation of areas that are not contiguous to the district boundaries if, in the opinion of the District Board, the area will benefit from annexation to the District. Non-contiguous annexations are also common for West Bay Sanitary District because the District has an

ordinance that requires all property within District boundaries to hook up to sewer if the sewer main is within 100 feet of the property line. Consequently while annexation of larger contiguous areas would promote more logical boundaries, property owners who have functioning septic systems typically do not apply for annexation until such time that their septic system begins to fail or fails.

The property owners began the application process with West Bay Sanitary District with 100% landowner consent in spring of 2000. West Bay Sanitary District in turn conducted environmental review, adopted a negative declaration and applied by resolution of application to annex the properties to the District. The proposal area is within the West Bay Sanitary District sphere of influence, which was adopted in 1984.

While there is no documentation of failed septic systems within the proposed annexation area, there is a home that San Mateo County Environmental Health Division has deemed uninhabitable in the higher elevation of Los Trancos Woods. In addition, property owners have reported that septic systems are problematic in the area particularly in the winter months. Small lot size and steep slopes provide constraints to repair of the systems.

Costs & Financing

Extension of sewer service to the annexation area based on a conventional gravity sewer system will facilitate construction of approximately 8,500 feet of sewer main within public streets and in some cases easements with stubs to the property line to accommodate clean-outs/sewer laterals for individual parcels. Individual property owners are then responsible for the cost and construction of individual laterals from the property line to the home and ejector pumps where parcels are below the grade of the sewer main. The cost for construction of sewer mains and associated Class III permit, reimbursement fees, road restoration, etc. is currently estimated at \$1,800,000 or approximately \$34,000 per household¹. Costs for construction of the clean out and lateral line from the property line to the home, abandonment of existing septic system and Class I sewer permit is estimated to range from \$2,500 and \$7,000 depending upon site specific factors. Additional costs would apply to individual parcels or groups of parcels that are below the grade of the sewer main for on-site systems to pump effluent to the main.

¹ West Bay Sanitary District has a reimbursement policy by which annexation of property that could subsequently be served by these sewer mains would be subject to reimbursement of their proportional share of the sewer main extension to the original 53 property owners at the time property is annexed to the District.

In order to fund the sewer main construction, the property owners have pursued formation of an assessment district. The attached letter from property owner Marc Levaggi to Assistant County Manager Paul Scannell explains that to date, the property owners have contributed approximately \$70,000 in preparation of the environmental document, preliminary engineering fees and application fees but that the scope of the project is beyond their personal financing capabilities. Because West Bay Sanitary District has a policy of requiring property owners and developers to fund all sewer main construction privately, the property owners have therefore requested, via Supervisor Gordon, that the County sponsor an assessment district. Sponsoring the assessment district would involve the County of San Mateo Public Works Department managing construction of the sewer main and would require an agreement between the County and the West Bay Sanitary District regarding acceptance of the sewer main upon its completion.

In summary, an assessment district serves as a finance mechanism to fund public improvements in an established area of benefit. Assessment districts are not a separate legal entity and have no separate governing board and no authority to act independently of the local agency that establishes it. The formation process for an assessment district takes approximately six months and involves a petition by the property owners, board proceedings, an assessment engineer's report, public hearing, bidding process, assessment ballot, issuance of bids and awarding of contract. Assessments would be levied that would cover all costs associated with construction of public improvements. Payment of the amount assessed is a secured lien on the property and payments are used to repay bonds issued to finance the public improvements. Property owners, prior to assessments are given the opportunity to pay their total assessment in advance.

Costs which may be included in an Assessment District are:

- Construction of the public sewer extension, including necessary paving and other surface restoration.
- Acquisition of easements.
- Construction of a private sewer from the public sewer to the property line.
- Preparation of plans and other work by a civil engineer.
- Soils testing during construction.
- Acquisition of an encroachment permit from a city or the County so that work can be conducted in a public street.

- Fees for the sewer connection.
- charges for plan review, inspection, and administration.

If the County sponsors an assessment district, the county would conduct assessment district proceedings, the bidding process and oversee construction of the sewer mains, dedicating them to the Sanitary District upon completion. Proponents would be responsible to fund the various administrative costs of the assessment district formation. The Board of Supervisors has not yet taken action on the request to form the assessment district and that action would be one of the recommended conditions of LAFCo approval. A conditional approval would mean that annexation would only take place if the County of San Mateo Board of Supervisors takes action to sponsor an assessment district and the assessment district is successfully formed pursuant to the provisions of assessment district law and Proposition 218.

In response to the request by the property owners that the County sponsor an assessment district, county staff reviewed the preliminary cost estimates prepared by the property owners. Following preliminary review staff has noted that contingencies should be included for potential mitigation measures, possible relocation of existing utility lines, additional funds for road resurfacing and project management. Additional work would therefore be needed to finalize sewer design and the cost estimate which is a necessary step in the bidding process and assessment district formation. The accuracy of the final engineering design and cost estimate in the assessment district process outlined above is critical. If the total cost in the accepted bid is less than the cost estimate the balance can be redistributed to the property owners but if it is higher the assessment district ballot process becomes complicated.

Easement from Town of Portola Valley

The proposed gravity sewer alternative includes crossing a Town of Portola Valley easement. The Town Council has not yet considered granting of the easement. Consideration of the easement and action by the Council would be necessary before the sewer main design and costs can be finalized. The environmental document includes a variant to install a pump station if the easement can not be obtained.

On-site Waste Water Disposal Zone

As stated above, some parcels will require septic tank effluent pump (STEP) systems or grinder pump where gravity flow to the sewer main is not possible. The West Bay Sanitary District operates an on-site wastewater disposal zone within its jurisdiction to maintain STEP and grinder pump systems. Sections 6960.3 and 6974 of the Health & Safety Code governing sanitary districts require LAFCo approval for formation of, or annexation to, an on-site wastewater disposal zones in counties in which LAFCo has adopted Rules & Regulations Affecting the Functions and Services of Special Districts. Therefore, for these parcels subsequent District action to annex parcels using STEP and grinder pump systems to the Zone will be require LAFCo consideration.

Environmental Review

The West Bay Sanitary District, acting as lead agency under the California Environmental Quality Act (CEQA), has prepared and adopted an Initial Study and Negative Declaration for the Los Trancos Woods Sewer Construction and Annexation Project. The Negative Declaration is included with this report. As responsible agency under CEQA, the Commission must use the Negative Declaration prepared by the District in considering annexation to the District.

The Initial Study identified less than significant impacts related to biological resources, geology, traffic, construction and water demand and also incorporated mitigation measures. In regard to water, the Los Trancos County Water District commented that the District did not have adequate capacity to serve additional development that could occur on currently undeveloped lots. In response, West Bay Sanitary District adopted a mitigation measure that only developed properties or properties that had been issued "will serve" letters from Los Trancos County Water District would be considered for annexation to the Sanitary District. . Other mitigation measures include measures to address impacts related to construction, traffic and biological and cultural resources.

As responsible agency under CEQA, the Commission would need to certify that it has reviewed and considered West Bay Sanitary District's Negative Declaration if the Commission decides to approve the proposal.

Recommendation:

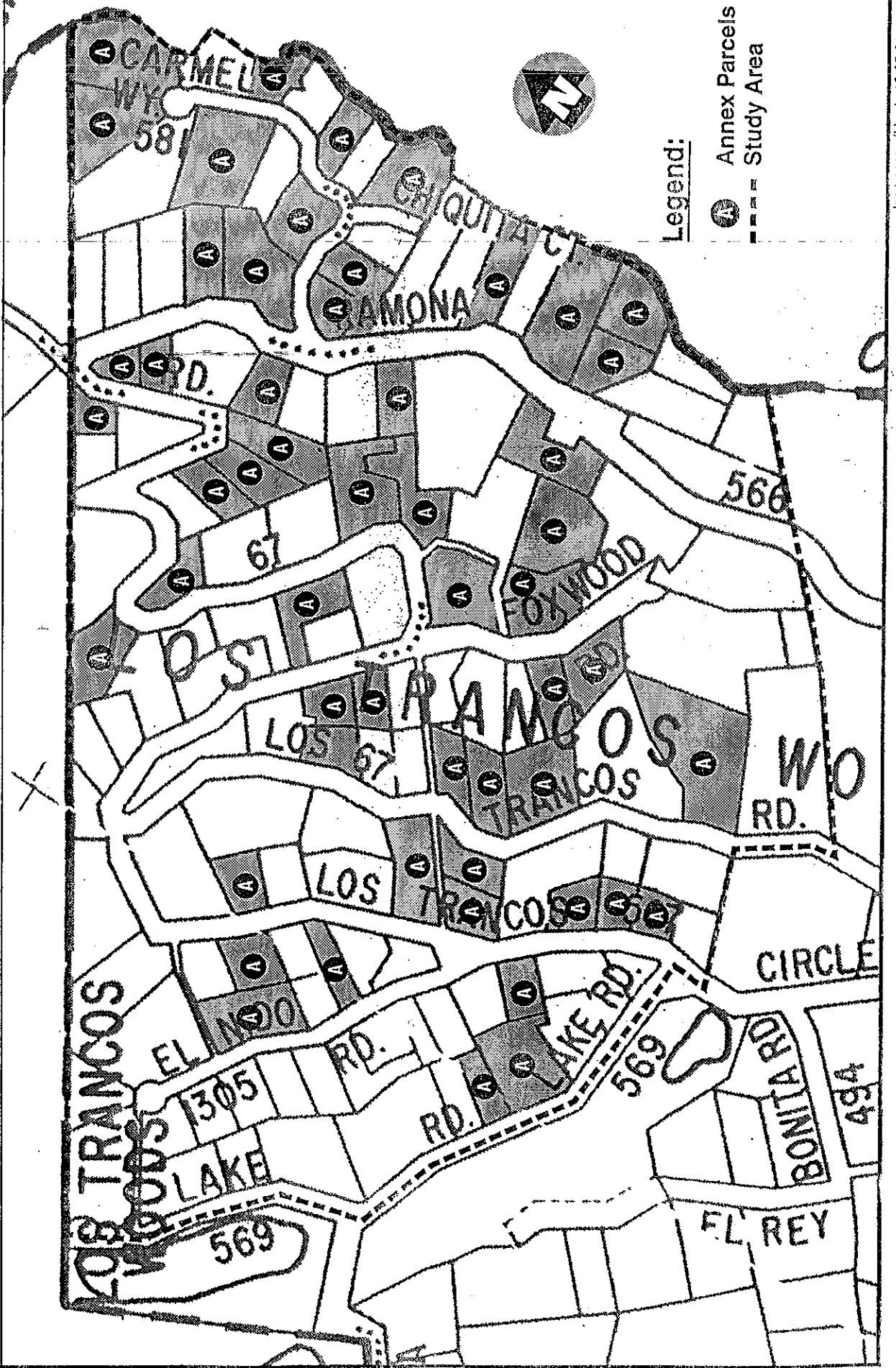
The study area and annexation parcels consist of a developed residential area in the sphere of influence of the West Bay Sanitary District. The property owners have demonstrated genuine interest and financial commitment in moving the annexation application forward. Annexation is consistent with the District's plans for extending services and with the County of San Mateo's general plan provisions favoring extension of sewerage systems to serve unincorporated urban areas presently using individual sewage disposal systems where warranted by public health concerns, environmental pollution or the planned density of development. The County of San Mateo Environmental Health Division supports extension of sewer to serve the area based on the age of the septic systems, the small lot sizes, and hydrogeologic conditions in the area.

As stated above, project construction is dependent upon action by other agencies in regard to financing and easements. Additional work is also needed in refining the design and cost estimate. Staff therefore respectfully recommends that the Commission open the public hearing, consider public comment and continue the hearing to the May 15 LAFCo meeting. Continuance will allow time for further work on the design and cost estimate and allow time for the County of San Mateo and Town of Portola Valley to act on the requests by the property owners. At your May meeting, staff will prepare a supplemental report with recommended findings and actions for your consideration.

Attachments: Application Materials
 Negative Declaration

Cc: Tim Clayton, West Bay Sanitary District
 Paul Scannell, Assistant County Manager
 Neil Cullen, Director, San Mateo County Dept. of Public Works
 Marcia Raines, Director, San Mateo County Environmental Service Agency
 Tom Vlastic, Town of Portola Valley, Planning
 Stan Gage, Los Trancos County Water District
 Carol Woodward, Dep. County Counsel
 "Los Trancos Woods Group"

Los Trancos Woods Sewer Annexation Project



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LAFCO

February 11th, 2002

Paul Scannell
Assistant County Manager
County of San Mateo
400 County Center
Redwood City, CA 94063

Dear Mr. Scannell;

I wanted to take the opportunity to thank you and your staff for meeting with me, Julie Duncan and Toni Markley regarding the formation of an assessment district to fund sewer extension to homes in our Los Trancos Woods neighborhood. To date our group, which consists of 53 property owners, has spent approximately \$70,000 for environmental review and application and engineering fees. Because of the terrain and rural character of the community, the sewer construction and associated costs are estimated to be in the range of \$1.8 million. As property owners we have done what we can to work toward annexation and sewer construction, however the project scope and costs are clearly beyond the private financing and project management capabilities of our neighborhood.

It appears from the information provided by Mr. Sperry of Orrick, Herrington & Sutcliff, that an assessment district would allow the property owners to pay all costs of sewer main construction over time. Mr. Sperry also explained that property owners who choose to pay their full share upon formation of the district could do so rather than being assessed over time. Any subsequent annexations would then be subject to a reimbursement fee to the original 53 property owners. In speaking with other leaders of our Sewer Annexation Group, we feel this is exactly the solution that will enable us to move forward with this project.

It is our understanding that assessment districts are common practice in California for communities like ours where many older homes need to convert from septic systems to sewer. The negative declaration for our sewer annexation project cites failing septic systems and the risk of environmental health hazards. I would add that while septic systems built with inadequate leach field lines may prove sufficient for homes owned by individuals or couples, the systems can not adequately serve an average family and most are simply not built or designed to today's standards. For a community as geographically dense as Los Trancos Woods, sewer service just makes plain common sense!

Our efforts to annex to West Bay (which are not the first for our neighborhood) began over two years ago. As you know, the process has been at times overwhelming and

frustrating. As we move further into the process we understand that without the help of the County this project will not move forward and truly appreciate the help you have provided. Working together, we feel there is no reason why we cannot forge ahead and make sanitary sewer service a reality in Los Trancos Woods.

Sincerely,

Marc Levaggi
Levaggi@quicklogic.com
125 Foxwood Rd.
Portola Valley
408.990.4104 wk
650.8514.4945 hm

CC: Supervisor Richard Gordon
Julie Duncan
Toni Markley



HEALTH SERVICES AGENCY

March 7, 2002

Martha M. Poyatos
Local Agency Formation Commission
455 County Center, 2nd Floor
Redwood City, CA 94063

**SUBJECT: LOS TRANCOS WOODS SEWER CONSTRUCTION AND ANNEXATION
PROJECT**

Dear Ms. Poyatos;

Thank you for taking the time to meet with me the other day regarding the subject project. Currently, each home in the project area is served by individual on-site septic systems. This community was originally designed for summer/vacation occupancy and the septic systems were not anticipated to be used year round. With the homes now occupied as primary residences along with a high groundwater flow during the winter months, these septic systems are being used well beyond their anticipated design. In addition, the average property size in this community is far less than what is needed to perform adequate repairs to the septic systems adding to potential long-term problems.

Due to the age of the septic systems, the small lot sizes, and hydrogeologic conditions in the area, The San Mateo County Environmental Health Division, fully support the subject project. Based on the information presented and known to the division the continued use of individual on-site septic systems in this community poses a significant threat to public and environmental health.

I may be reached at (650) 363-4968.

Sincerely,

Dean D. Peterson, PE REHS
Director, Environmental Health

PUBLIC HEALTH AND ENVIRONMENTAL PROTECTION DIVISION

Board of Supervisors: Mark Church • Rose Jacobs Gibson • Richard S. Gordon • Jerry Hill • Michael D. Nevin • Health Services Director: Margaret Taylor

455 County Center • Redwood City, CA 94063 • PHONE 650.363.4305 • TDD 650.573.3206 • FAX 650.363.7882

<http://www.smhealth.org>



APPLICATION FOR A CHANGE OF ORGANIZATION OR REORGANIZATION TO THE
LOCAL AGENCY FORMATION COMMISSION

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization or reorganization.

Proposed annexation to the West Bay Sanitary District

2. An application for a change of organization or reorganization may be submitted by individuals in the form of a petition or by an affected public agency in the form of a certified resolution. This application is submitted by (check one):

Landowners or registered voters, by petition
 An affected public agency, by resolution

(If this application is submitted by petition of landowners or registered voters in the affected territory, complete the petition form.)

3. What are the reasons for the proposal?

To receive sanitary sewer service from West Bay Sanitary District. No sewer service currently available

4. Does this application have 100% consent of landowners in the affected area?

Yes No

5. Estimated acreage: 14.528 combined acreage (Exhibit C)

B. SERVICES

1. List the name or names of all existing cities and special districts whose service area or service responsibility would be altered by the proposed change of organization or reorganization.

West Bay Sanitary District

2. List all changes to the pattern of delivery of local services to the affected area. For each service affected by the proposed change(s) of organization, list the present source of service (state "none" if service is not now provided), the proposed source of service and the source of funding for construction of necessary facilities (if any) and operation.

<u>SERVICE</u>	<u>PRESENT</u>	<u>PROPOSED</u>	<u>FUNDING SOURCE</u>	
	<u>SOURCE</u>	<u>SOURCE</u>	<u>CONSTRUCTION</u>	<u>OPERATING</u>
Sewer	None	West Bay S.D. Proponent		Fees

C. PROJECT PROPOSAL INFORMATION

1. Please describe the general location of the territory which is the subject of this proposal. Refer to major highways, roads and topographical features.

Parcels are located in unincorporated San Mateo County, adjacent to Santa Clara County bounded by Carmel Way and Chiquita Court on the east and Lake Road on the west.

2. Describe the present land use(s) in the subject territory.

See Exhibit D (Final Initial Study Lost Trancos Woods Service Area Annexation Project, July 2001)

3. How are adjacent lands used?

North: See Exhibit D - *residential*

South: See Exhibit D *''*

East: See Exhibit D *''*

West: See Exhibit D *''*

4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?

N/A

5. What is the general plan designation of the subject territory?

See Exhibit D *single family residential*

6. What is the existing zoning designation of the subject territory?

See Exhibit D *R-1/S-8*

7. What pre-zoning, environmental review or development approvals have already been obtained for development in the subject territory?

Initial study/mitigated negative declaration, prepared July 2001

8. What additional approvals will be required to proceed?

LAFCo

9. Does any portion of the subject territory contain any of the following --agricultural preserves, sewer or other service moratorium or wetlands subject to the State Lands Commission jurisdiction?

No

10. If no specific development projects are associated with this proposal, will the proposal increase the potential for development of the property? If so, how?

No

LAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: West Bay Sanitary District
ADDRESS: 500 Laurel Street
Menlo Park, CA 94025

PHONE: 650-321-0384

ATTN: Tim Clayton, District Manager


Signature of Proponent

D. AFFECTED PUBLIC AGENCIES

Please complete this section if this application is submitted by resolution of one or more affected public agencies. Certified copies of resolutions listed below must accompany this application.

- 1. The names and resolutions of agencies applying for the change of organization or reorganization described above are as follows:

Affected Agency Resolution No. Date Adopted

WBSD

- 2. Does this application have 100% consent of landowners in the affected area?
 Yes No (If yes, include proof of consent.)

PLAN FOR PROVIDING SERVICES

- 1. Enumerate and describe the services to be extended to the affected territory.

Sanitary sewer service

- 2. Describe the level and range of those services.

Residential sanitary sewer service

- 3. Indicate when those services can feasibly be extended to the affected territory.

Upon completion of construction or sewer mains

- 4. Indicate any improvements or upgrading of structures, roads, sewer or water facilities, or other conditions to be imposed or required within the affected territory.

The construction of approximately 7000' of 8" gravity sewer including manholes and lateral cleanouts.

- 5. Describe financial arrangements for construction and operation of services extended to the affected territory. Will the territory be subject to any special taxes, charges or fees? (If so, please specify.)

All construction to be financed by property owners.

- 6. In as much detail as required to give a clear explanation, explain why this proposal is necessary at this time.

To provide sanitary sewer service and abandon existing failing septic/leach field systems.

This section completed by

(Name)

(Title)

[Handwritten Signature] District Manager

Los Trancos Woods Sewer Annexation Project



**LOS TRANCOS WOODS GROUP
ANNEXATION INTO THE WEST BAY SANITARY DISTRICT**

Appl. #	APN	Address	Lands of	Acreage
1	080-085-080	143 Carmel Way	Adams	0.5620
2	080-092-110	1207 Los Trancos Rd	Avilla Trust	0.2200
3	080-085-370	127 Ramona Rd	Beasley	0.1800
4	080-084-280	1087 Los Trancos	Bekin	0.3056
5	080-084-020	108 Ramona	Burns	0.1140
6	080-084-200	134 Ramona	Chabot	0.1920
7	080-084-130	1051 Los Trancos	Coons/Sissoon	0.1880
8	080-081-110	1185 Los Trancos	Courtney/Watts	0.3025
9	080-100-310	151 Ramona	Cowperthwaite	0.1607
10	080-084-010	106 Ramona	Daane	0.1190
11	080-082-230	1074 Los Trancos	Dake	0.2890
12	080-085-060	111 Carmel Way	Duncan	0.3300
13	080-085-360	120 Carmel Way	Duncan	0.4310
14	080-085-230	136 Carmel Way	Foster	0.1370
15	080-084-160	1023 Los Trancos Rd	Furda	0.2640
16	080-072-540	115 Lake Rd	Glenn	0.4750
17	080-085-340	115 Ramona Rd	Hardy, I	0.2270
18	080-100-300	143 Ramona Rd	Hardy, N	0.1102
19	080-084-270	1083 Los Trancos Rd	Haviger	0.3866
20	080-091-100	143 Los Trancos Rd	Huetter	0.1830
21	080-091-090	155 Los Trancos Circle	Jensen, J	0.1670
22	080-084-180	1031 Los Trancos Rd	Jensen	0.1990
23	080-101-120	125 Foxwood Road	Kelley/Levaggi	0.3140
24	080-092-190	1203 Los Trancos Rd	Kemper	0.1934
25	080-092-100	1215 Los Trancos Rd	Kingman	0.4950
26	080-082-210	1044 Los Trancos Rd	Koerner	0.2890
27	080-101-050	152 Ramona Rd	Kostrikin/Spurlflock	0.4290
28	080-072-530	144 Los Trancos Circle-Lot 143	Lamer/Jokobsen	0.1822
29	080-085-150	128 Carmel Way	Lewis/Vincent	0.1690
30	080-085-380	131 Ramona Rd	Loufas	0.2100
31	080-091-110	151 Los Trancos Circle	Loulan	0.1520
32	080-101-130	115 Foxwood	Lowin	0.5180
33	080-083-020	1008 Los Trancos Rd-Lot 37	Markley	0.1490
34	080-085-110	144 Carmel Way	McIntyre	0.5440
35	080-072-280	125 Lake Road	McMurtrey	0.2098
36	080-072-030	124 Los Trancos Circle	Neilsen	0.1810
37	080-085-350	103 Carmel Way	Nelson/Davis	0.4200
38	080-072-420	132 Los Trancos Circle	Nightingale	0.1890
39	080-073-050	1196 Los Trancos Rd	Nybo	0.3090
40	080-085-100	151 Carmel Way	Pease	0.4290
41	080-092-150	116 Foxwood Road	Rasch	0.1900

**LOS TRANCOS WOODS GROUP
ANNEXATION INTO THE WEST BAY SANITARY DISTRICT**

Appl. #	APN	Address	Lands of	Acreage
42	080-100-250	163 Ramona Rd	Reeves	0.2890
43	080-084-170	1033 Los Trancos Rd	Sefcik	0.1760
44	080-091-010	1204 Los Trancos Rd	Sovereign	0.1900
45	080-100-240	159 Ramona	Staprans	0.3710
46	080-091-080	159 Los Trancos Circle	Swander	0.1670
47	080-084-040	1019 Los Trancos Rd	Twiss	0.2140
48	080-081-040	1111 Los Trancos Rd	Uridel	0.1400
49	080-101-110	1091 Los Trancos Rd	VanHauser	0.2000
50	080-092-160	124 Foxwood Rd	Weiss	0.2840
51	080-092- 180 ²⁰⁰	1227 Los Trancos Rd	Wickersham	0.8500
52	080-073-080	123 Los Trancos Circle	Wood	0.2040
53	080-072-100	270 El Nido Rd-Lots 127/128	Zhang	0.3280
			TOTAL ACREAGE:	14.5280

