

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 8, 2019

To: LAFCo Commissioners

From: Martha Poyatos, Executive Officer

Subject: LAFCo File No. 19-01–Proposed Emergency Outside Service Extension for Sewer by the City of San Carlos to an Existing Single-family Home at 252 Club Drive (APN 049-050-050) (Unincorporated San Carlos) Pursuant to Government Code Section 56133 (0.15 acres)

Summary

Pursuant to Government Code Section 56133, Commission approval is required for the extension of service by local agencies to territory outside the agency's boundaries. This section requires that the public agency apply to LAFCo by resolution on behalf of the landowner. In this instance, the City of San Carlos has applied by resolution for an extension of sewer service to serve an existing residence at 252 Club Drive, in unincorporated San Carlos. The septic system on the property has failed, which has been documented by San Mateo County Environmental Health Service. The parcel is contiguous to the City boundary. Due to the amount of time required for pre-zoning and annexation, the property owners have applied for sewer extension to mitigate an environmental health hazard. As a condition of the outside service agreement with the City of San Carlos, the property owner will submit an application for rezoning and annexation to the City, LAFCo annexation application, submit permits to County Environmental Health Services to abandon the septic system on the property, submit all required documents to the County Planning and Building Department for the sewer connection, and pay all required fees, prior to the issuance of the LAFCo approval letter to the City of San Carlos to allow the sewer connection. Commission approval is recommended.

Departmental Reports

County Assessor: The net assessed land valuation shown in the records of the County Assessor is \$25,248. The boundaries of the annexation as proposed conform to lines of assessment and ownership.

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

COMMISSIONERS: ANN DRAPER, CHAIR, PUBLIC ▪ JOSHUA COSGROVE, VICE CHAIR, SPECIAL DISTRICT ▪ RICH GARBARINO, City ▪ DON HORSLEY, COUNTY ▪ MIKE O'NEILL, CITY ▪ WARREN SLOCUM, County ▪ RIC LOHMAN, SPECIAL DISTRICT

ALTERNATES: KATI MARTIN, SPECIAL DISTRICT ▪ HARVEY RARBACK, CITY ▪ JAMES O'NEILL, PUBLIC ▪ DAVE PINE, COUNTY

STAFF: MARTHA POYATOS, EXECUTIVE OFFICER ▪ REBECCA ARCHER, LEGAL COUNSEL ▪ ROB BARTOLI, MANAGEMENT ANALYST

County Public Works: No comments.

City of San Carlos: The City's General Plan designation is residential-environmental sensitive area. The Outside Service Agreement and application to LAFCo for the sewer connection was approved by the City of San Carlos City Council on March 11, 2019. This agreement stipulates that the property owners will apply for pre-zoning and annexation to the City and to LAFCo within 30 days of March 11, 2019. The property owners also have consented to future annexation by the City as part of the agreement. Permits for the construction of the sewer line within San Carlos Right-of-Way and connection to the City's sewer line will be subject to necessary permits from the City.

County Planning Department: The property is zoned R-1/S-17/DR and has a General Plan Designation of Medium Density Residential/Urban. The property is developed with an existing single-family dwelling. The property is within the sphere of influence of the City of San Carlos. Provision of sanitary sewer services by the City of San Carlos would not have an impact on regional resources. County General Plan Policy 11.5(A) encourages the use of sewerage systems as the appropriate method of wastewater management in urban areas Policy 11.5(B) encourages the extension of sewage systems to serve unincorporated urban areas where warranted by public health concerns. County Planning is supportive of the application and is supportive of future annexation of the parcel to the City of San Carlos. Permits from County Planning and Building will be required for any new sewer connection on the property.

County Environmental Health Services: The California Water Service Company and City of San Carlos provide the available water and sewer service in the area. On September 24, 2018, Environmental Health Services reviewed an inspection report for the septic tank at 252 Club Drive and deemed that the septic system had failed and is a threat to public health. As the house is within 200 feet of an existing sanitary sewer system, the property is required to connect to the sewer system. The applicant must pay an application fee to Environmental Health Services prior to connecting to City of San Carlos sewer line and must obtain a permit for septic tank abandonment, which shall be inspected and approved by Environmental Health.

California Environmental Quality Act

The proposal is categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) under Section 15303, Class 3, as it consists of a service extension for an exempt facility (up to three single-family residences and utilities, including sewer, to serve them).

Executive Officer's Report

This proposal has been submitted by resolution by the City of San Carlos in order to connect an existing single-family residence to public sewer to mitigate a documented public health threat due to a failed septic system. The subject property is within the Sphere of Influence of the City of San Carlos. The parcel is contiguous to the City boundary and will be required to annex to the City as a condition of the Outside Service Agreement.

The sewer extension is consistent with Section 56133 and the existing policies of San Mateo LAFCo. The proposed sewer extension is exempt from CEQA review and certification has been

provided by the Director of Environmental Health of an impending or existing public health threat.

Recommended Commission Action

By motion, approve LAFCo File No. 19-01–Proposed Emergency Outside Service Extension for Sewer by the City of San Carlos to an Existing Single-family Home at 252 Club Drive (APN 049-050-050) (Unincorporated San Carlos) Pursuant to Government Code Section 56133 (0.15 acres) and direct the Executive Officer to send a letter of approval to the City and the property owner, conditioned upon submittal of pre-zoning and annexation applications and fees to the City and LAFCo.

Attachments

- A. Outside Service Application for at 252 Club Drive, San Carlos (APN 049-050-050)
- B. Staff Report and Resolution from the City of San Carlos for Outside Service Extension of sewer to 252 Club Drive
- C. Vicinity Map
- D. Environmental Health Services letter regarding failed septic system dated 9/22/2018

Distribution: Grace Lee, City of San Carlos
 Henry and Maria Zuschlag, Property Owners
 Kanoa Kelley, San Mateo County Planning Department
 John Brennan, San Mateo County Building Department
 Greg Smith, San Mateo County Environmental Health Services

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

A. GENERAL INFORMATION

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

OUTSIDE SERVICE AGREEMENT FOR SEWER FROM
CITY OF SAN CARLOS FOR 252 CLUB DRIVE

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?

FAILED SEPTIC SYSTEM

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

Yes No

5. Estimated acreage: _____

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.

N/A

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. Example is given on the first two lines of the space provided for your response.

SERVICE	PRESENT SOURCE	PROPOSED SOURCE	FUNDING SOURCE	
			CONSTRUCTION	OPERATING
<i>Police (example)</i>	<i>Co. Sheriff</i>	<i>City Police</i>	<i>N/A</i>	<i>Taxes</i>
<i>Sewer (example)</i>	<i>None</i>	<i>City of . . .</i>	<i>Proponent</i>	<i>Fees</i>
<i>SEWER</i>	<i>SEPTIC</i>	<i>CITY OF S.C.</i>	<i>PROPOONENT</i>	<i>FEES.</i>

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.

252 CLUB DRIVE

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

SINGLE FAMILY HOUSE

3. How are adjacent lands used?

North: *RESIDENTIAL*

South: *—*

East: *—*

West: *—*

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?

Medium Density Residential Urban

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

R-1/S-71/DR

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

NONE APPLICATION FOR OSA

8. What additional approvals will be required to proceed?

1. APPROVAL FROM SAN CARLOS 2. BUILDING PERMIT FROM COUNTY 3. SEPTIC ABANDONMENT PERMIT

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: HENRY ZUSCHLAG

EMAIL: PIA@RZ252@GMAIL.COM

ADDRESS: 252 CLUB DRIVE

TELEPHONE: (650) 339-1505

ATTN:

Henry R. Zuschlag
Signature of Proponent

Applica_blk.doc
(10/6/2000)

PETITION
FOR PROCEEDINGS PURSUANT TO
THE CORTESE-KNOX-HERTZBERG LOCAL GOVERNMENT REORGANIZATION ACT OF
2000

The undersigned hereby petition(s) the Local Agency Formation Commission of San Mateo County for approval of a proposed change of organization or reorganization, and stipulate(s) as follows:

1. This proposal is made pursuant to Part 3, Division 3, Title 5 of the California Government Code (commencing with Section 56000, Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000

2. The specific change(s) of organization proposed (i.e., annexation, detachment, reorganization, etc. is/are:

OUTSIO SERVICE AGREEMENT FOR SEWER CONNECTION FROM CITY OF SAN CARLOS

3. The boundaries of the territory(ies) included in the proposal are as described in Exhibit(s) attached hereto and by this reference incorporated herein.

4. The territory(ies) included in the proposal is/are:

___ inhabited (12 or more registered voters) Uninhabited

5. This proposal is is not ___ consistent with the sphere of influence of the affected city and/or district(s).

6. The reason(s) for the proposed OSA (annexation, detachment, reorganization, etc.) is/are:

FAILED SEPTIC SYSTEM

7. The proposed OSA is requested to be made subject to the following terms and conditions:

*ANNEXATION TO CITY OF SAN CARLOS
AT A LATER DATE*

8. The persons signing this petition have signed as:

___ registered voters or Owners of land (check one) within the subject territory.

Wherefore, petitioner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq. Of the Government Code and herewith affix signatures as follows:

Chief Petitioners (not to exceed three):

Date:	Printed Name:	Signature/Residence address	APN*
2/24/19	<u>HENRY ZUSCHLAG</u>	<u>[Signature]</u>	
2/28	<u>Maria Teresa Pareda</u>	<u>MARIA T. ZUSCHLAG</u>	
_____	_____	_____	

*Assessor's Parcel Number of parcel(s) proposed for annexation.

Addendum to Application titled LAFCo File No. --

Proposed Annexation of (Address)
252 CLUB DR. SAN CARLOS, CA 94070

APN's (List)
to Solidify construction

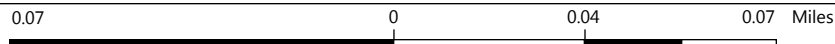
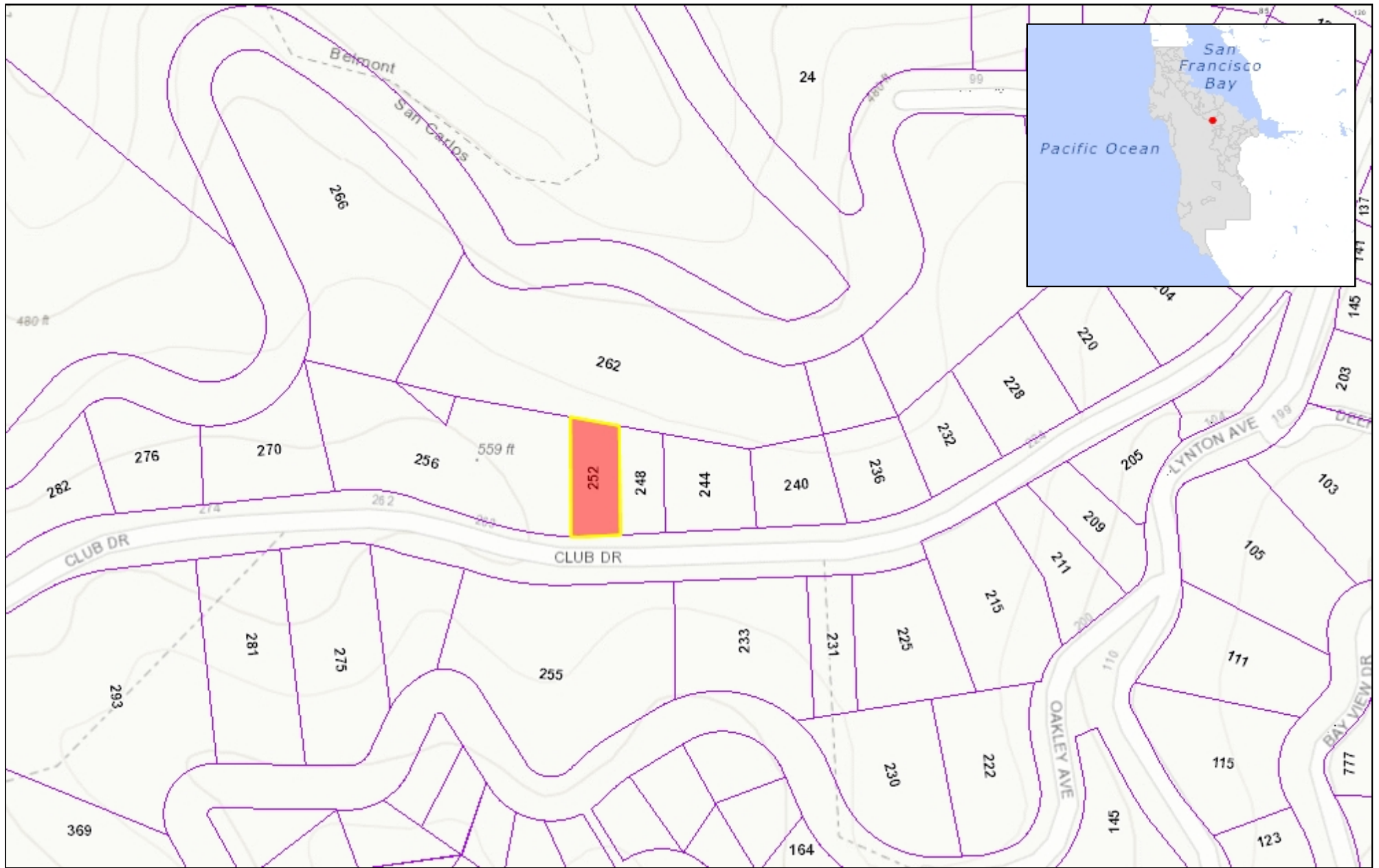
As part of above noted application submitted by petition, the Chief Applicants, (Name of Applicants) as Applicants and subject landowner(s), real parties in interest, agree to defend, indemnify, hold harmless, and release the San Mateo LAFCO, its agents, Commissioners, Executive Officer, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorney fees. The person signing this addendum to above noted application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications.

Maria Teresa Aguilar Date 2-28-19

Henry R. Aguilar Date 2/28/2019

_____ Date _____

_____ Date _____



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,257

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



CITY COUNCIL STAFF REPORT

MEETING DATE: March 11, 2019

ITEM TITLE: Adopt a Resolution Authorizing Application by the City to the Local Agency Formation Commission Requesting Approval for Extension of Sewer Service Outside the City's Jurisdictional Boundaries Pursuant to Government Code Section 56133 and Authorizing the City Manager to Execute the Outside Sewer Service Agreement with Henry R. Zuschlag and Maria Teresa Rodriguez Zuschlag, Property Owners of 252 Club Drive.

RECOMMENDATION:

It is recommended that the City Council adopt a Resolution authorizing the application by the City to the Local Agency Formation Commission ("LAFCo") requesting approval for the extension of sewer service outside the City's jurisdictional boundaries pursuant to Government Code Section 56133 and authorizing the City Manager to execute the Outside Sewer Service Agreement with Henry R. Zuschlag and Maria Teresa Rodriguez Zuschlag, owners of 252 Club Drive ("Applicant").

FISCAL IMPLICATIONS:

There is no fiscal impact or additional budget appropriation necessary at this time.

All costs associated with the application to LAFCo and the extension of sewer service to 252 Club Drive is the responsibility of the Applicant.

BACKGROUND:

This item is being brought before the City Council to approve the Outside Sewer Service Agreement for 252 Club Drive. Approval of the Applicant's request is required from LAFCo for extension of sewer service outside the City's jurisdictional boundaries.

LAFCo is an independent commission with jurisdiction over the boundaries of cities and special districts by the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Section 56000 Et Seq. of the Government Code. Sewer service extensions outside the City's jurisdictional boundary and annexations are subject to review and approval by LAFCo.

252 Club Drive is located in an unincorporated area in the County of San Mateo, Assessor's Parcel Number ("APN") 049-050-050, in the Sphere of Influence of the City of San Carlos. The Applicant requested connection to the City's nearby sewer line, as authorized by California Government Code Section 56133. The San Mateo County Health Services Agency declared

that the septic system has failed and is a threat to public health. No other on-site disposal system is feasible, and the only reasonable remedy is connection to the City's public sewer system.

ANALYSIS:

Pursuant to the requirements of Municipal Code Section 18.38, the property owner must apply for pre-zoning and annexation to the City. While the Applicant is waiting for the annexation application to be processed and considered, the City may extend sewer service to the property upon application to LAFCo and execution of the Outside Sewer Service Agreement.

To comply with Government Code Section 56133, staff is recommending City Council authorization of the City's application to LAFCo for sewer service extension and approval of the Outside Sewer Service Agreement.

ALTERNATIVES:

The options available to the City Council include:

1. Adopt a Resolution authorizing application by the City to the Local Agency Formation Commission requesting approval for extension of sewer service outside the City's jurisdictional boundaries pursuant to Government Code Section 56133 and authorizing the City Manager to execute the Outside Sewer Service Agreement with property owners, Henry R. Zuschlag and Maria Teresa Rodriguez Zuschlag, of 252 Club Drive; or
2. Do not adopt the Resolution; or
3. Provide staff with different direction.

Respectfully submitted by:



Steven Machida,
Public Works Director

Approved for submission by:



Jeff Maltbie, City Manager

ATTACHMENT(S):

1. Resolution
2. Outside Sewer Agreement
3. County Health Letter

RESOLUTION NO. 2019 - _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CARLOS
AUTHORIZING APPLICATION BY THE CITY TO THE LOCAL AGENCY FORMATION
COMMISSION REQUESTING APPROVAL FOR EXTENSION OF SEWER SERVICE
OUTSIDE THE CITY’S JURISDICTIONAL BOUNDARIES PURSUANT TO GOVERNMENT
CODE SECTION 56133 AND AUTHORIZING THE CITY MANAGER TO EXECUTE THE
OUTSIDE SEWER SERVICE AGREEMENT WITH HENRY R. ZUSCHLAG AND MARIA
TERESA RODRIGUEZ ZUSCHLAG, PROPERTY OWNERS OF 252 CLUB DRIVE.**

WHEREAS, Henry R. Zuschlag and Maria Teresa Rodriguez Zuschlag, owners of 252 Club Drive located in an unincorporated area in the County of San Mateo, Assessor’s Parcel Number (“APN”) 049-050-050 within the Sphere of Influence of the City of San Carlos, have requested connection to the City’s nearby sewer line, as authorized by California Government Code Section 56133; and

WHEREAS, the San Mateo County Health Services Agency declared that the septic system at 252 Club Drive failed and is a threat to public health; no other on-site disposal system is feasible; and the only reasonable remedy is connecting to the existing City public sewer system; and

WHEREAS, pursuant to the requirements of Municipal Code Section 18.38, the owners must apply for pre-zoning and annexation to the City. While the annexation application is being processed and considered, sewer service may be extended to the property after City application to the Local Agency Formation Commission and execution of the Outside Sewer Agreement

WHEREAS, this action is exempt from California Environmental Quality Act guidelines (Section 15303(d)).

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of San Carlos, hereby:

1. Authorizes the City Manager to submit an application to the Local Agency Formation Commission requesting approval of an extension of sewer service outside the City’s jurisdictional boundaries and within the City’s Sphere of Influence to the property located at 252 Club Drive, unincorporated San Mateo County, California (APN 049-050-050) pursuant to California Government Code Section 56133 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000;
2. Requests the Local Agency Formation Commission of San Mateo County to take proceedings in the manner provided by California Government Code Section 56133; and
3. Authorizes the City Manager to execute the Outside Sewer Service Agreement with Henry R. Zuschlag and Maria Teresa Rodriguez Zuschlag for 252 Club Drive.

* * * * *

Attachment: Resolution (252 Club Dr)

I, Crystal Mui, hereby certify that the foregoing Resolution was duly and regularly passed and adopted by the City Council of the City of San Carlos at a scheduled meeting thereof held on the 11 day of March, 2019 by the following vote:

AYES, COUNCILMEMBERS: _____

NOES, COUNCILMEMBERS: _____

ABSENT, COUNCILMEMBERS: _____

CITY CLERK of the City of San Carlos

APPROVED:

MAYOR of the City of San Carlos

Attachment: Resolution (252 Club Dr)

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Public Works Department
City of San Carlos
600 Elm Street
San Carlos, CA 94070

Exempt from fee (Government Code Section 6103)

OUTSIDE SEWER SERVICE AGREEMENT

This Agreement is entered into between the City of San Carlos, a California municipal corporation (“City”), and Henry R. Zuschlag and Maria Teresa Rodriguez Zuschlag (“Owners”). The effective date of this Agreement is the latest date which appears below opposite the signatures of the respective parties to this Agreement. The real property which is the subject of this Agreement is commonly known as 252 Club Drive, located in an unincorporated area in the County of San Mateo, APN 049-050-050, in the Sphere of influence of the City of San Carlos and is more particularly described in the attached **Exhibit A** (“the Property”).

Owners of said Property wish to connect to the City’s nearby sewer line, as authorized by California Government Code Section 56133, because the septic system servicing said Property and located thereon has failed and has been declared a threat to public health by the San Mateo County Health Services Agency; no other on-site disposal system is feasible; and the only remedy is connection to an existing public sewer system.

Accordingly, the parties agree as follows:

1. The City will allow the Owners to make appropriate connections from the sewer lines and facilities located on the subject Property to the City’s existing sewer line that is adjacent to the Property. The City’s line and the proposed connection from the Property are more particularly set forth and described in **Exhibit B**, to be prepared by Owners’ civil engineer, attached hereto and incorporated herein after execution of this Agreement by the City.

2. The Owners shall be responsible for all costs and fees incurred or charged in conjunction with any work done to effect the connection to the City’s line, for any necessary permits for the work, for engineering or other studies, detailed engineering plans if appropriate for the work, for obtaining any easements that may be needed, and

Attachment: Outside Sewer Agreement (252 Club Dr)

for any other expenses related to the work that are not otherwise the responsibility, pursuant to statute or ordinance of the City or other municipal or governmental agencies.

3. The Owners shall be responsible for installation of the connecting line and any other improvements that may be necessary to connect to the City's line, said installation to include design, bidding, and construction in accordance with current City sewer standards and to the satisfaction of the City Engineer. The Owners agree to be bound by all City ordinances, rules, and regulations that are applicable to the installation, operation and maintenance of their connecting line and any related improvements, and shall pay the following fees: Capacity connection fee of \$11,588.

4. Owners agree to apply for pre annexation and annexation to the City pursuant to the requirements of Municipal Code Section 18.38 and with the Local Agency Formation Commission ("LAFCO") within 30 days of execution of this Agreement and irrevocably consent to such annexation and agree to provide all reasonable cooperation and assistance to the City in any appropriate proceedings as may be necessary to effect such annexation to the City, including but not limited to defense in any litigation or other judicial or quasi-judicial proceedings that might be brought to compel annexation by the City or to oppose such annexation.

5. In the event that annexation by the City is approved by the appropriate governmental agencies, the Owners agree to pay such annexation fees and costs as are then reasonably and customarily charged to annex property to the City. In addition, the Owners agree to pay fees, as appropriate, that may be charged by the Local Agency Formation Commission.

6. This Agreement provides sewer service for the current property configuration only and no additional sewer services will be allowed under this connection. Any further subdivision of the Property will not be eligible to connect to the sewer lateral provided through this Agreement.

7. The approval of this Agreement in no way resolves any code compliance issues that may be outstanding with the County of San Mateo.

8. Prior to annexation, the property owner shall improve the Property to address any lack of compliance with City of San Carlos codes and standards as identified by the Building Division and the Public Works Department.

9. This Agreement shall be binding upon the successors, heirs, and assigns of the Owners and the City.

10. This Agreement may only be amended by a writing executed by all of the

parties to this Agreement.

11. In the event of litigation over the terms or performance of this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs.

12. This Agreement shall be recorded with the County Recorder of San Mateo County.

13. Until annexation is completed, Owners shall be invoiced annually by the City for sewer service charges, which shall be at the same rate charged to all residential users of the sewer system. Payment of the annual sewer service charges shall be made within thirty (30) days of invoice. Failure to make payment when due shall result in an administrative late fee pursuant to the City's fee schedule, and interest at ten percent (10%) per annum being charged. Upon annexation, this Agreement shall terminate and all sewer charges shall be assessed pursuant to Chapter 13 of the Municipal Code.

DATED: 22 Feb 2019

Henry R. Zuschlag
Henry R. Zuschlag, Owner

PLEASE SEE ATTACHED
ACKNOWLEDGEMENT/JURAT
FROM NOTARY PUBLIC

DATED: 2-22-19

Maria Teresa Rodriguez Zuschlag
Maria Teresa Rodriguez Zuschlag,
Owner

DATED: _____

CITY OF SAN CARLOS, a municipal corporation

By _____
Jeff Maltbie

Title: City Manger

NOTARIZATION

Attachment: Outside Sewer Agreement (252 Club Dr)

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Alameda }

On February 22, 2019 before me, Kavin Patel, Notary Public,
(Here insert name and title of the officer)

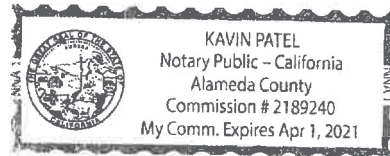
personally appeared Henry Zuschlag & Maria Zuschlag,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ are subscribed to the within instrument and acknowledged to me that ~~he~~ ~~she~~ they executed the same in ~~his~~ ~~her~~ their authorized capacity(ies), and that by ~~his~~ ~~her~~ their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kavin Patel
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

outside Sewer
(Title or description of attached document)

Service Agreement
(Title or description of attached document continued)

Number of Pages 5 (five) Document Date 02.22.2019

CAPACITY CLAIMED BY THE SIGNER

Individual (s)

Corporate Officer

_____ (Title)

Partner(s)

Attorney-in-Fact

Trustee(s)

Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/~~she~~/~~they~~, ~~is~~/~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

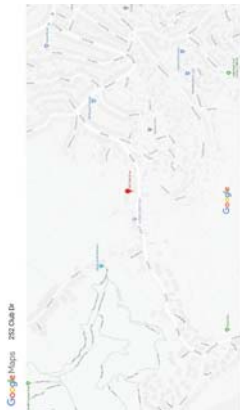
EXHIBIT A

The real property in the City of San Carlos, County of San Mateo, State of California, described as:

LOT 13 in block 53, as designated on the map entitled "DEVONSHIRE PROPERTIES OF MUNICIPAL PROPERTIES COMPANY SUBDIVISION NUMBER EIGHT SAN MATEO COUNTY CALIFORNIA", which map was filed in the office of the Recorder of the County of San Mateo, State of California on May 11, 1926 in Book 13 of Maps at Pages 64, 65 and 66.

EXCEPTING THEREFROM THAT portion of Lot 13 which lies within the boundaries of that certain 384 acre tract, as conveyed to the Devonshire Estates, Inc., a corporation, by Deed recorded July 18, 1925 in Book 178 of Official Records of San Mateo County, State of California, at Page 351 thereof.

APN: 049-050-050



Vicinity Map



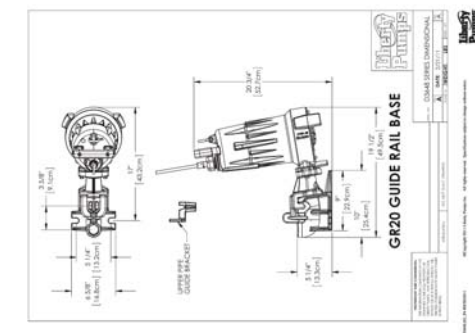
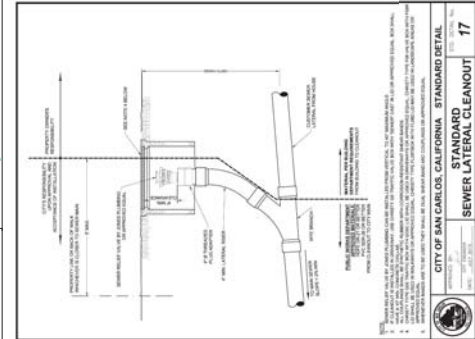
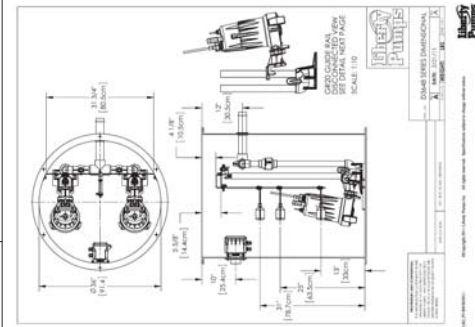
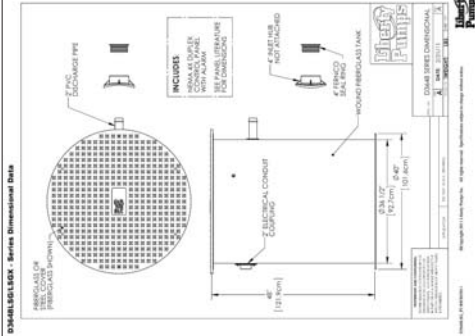
Assessor's Map

Property Owner: Henry & Maria Zuechling
 Project Address: 252 Club Drive San Carlos Ca. 94070
 Assessor's A.P.N Number: 049-050-050
 Project Description: Abandon Existing Septic System, Install New Pump Station & Hookup To City Sewer System.
 Project Designer: Artisan Builders in Conjunction With James Thompson Project Design Services

Project Information

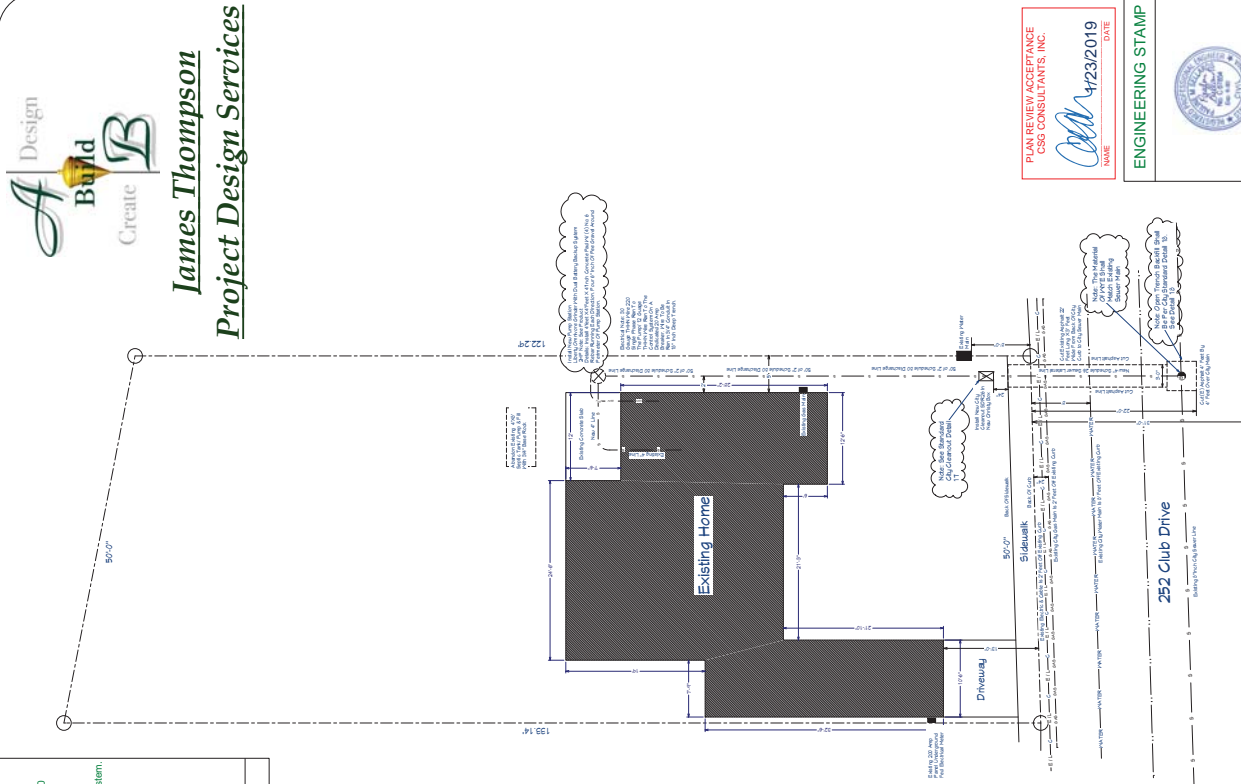


James Thompson Project Design Services



GR20 SERIES DIMENSIONAL

MODEL	W	D	H	W	D	H	W	D	H
GR20-18	18"	18"	18"	457mm	457mm	457mm	18"	18"	18"
GR20-24	24"	18"	18"	609mm	457mm	457mm	24"	18"	18"
GR20-30	30"	18"	18"	762mm	457mm	457mm	30"	18"	18"
GR20-36	36"	18"	18"	914mm	457mm	457mm	36"	18"	18"
GR20-42	42"	18"	18"	1067mm	457mm	457mm	42"	18"	18"
GR20-48	48"	18"	18"	1219mm	457mm	457mm	48"	18"	18"
GR20-54	54"	18"	18"	1372mm	457mm	457mm	54"	18"	18"
GR20-60	60"	18"	18"	1524mm	457mm	457mm	60"	18"	18"
GR20-66	66"	18"	18"	1677mm	457mm	457mm	66"	18"	18"
GR20-72	72"	18"	18"	1829mm	457mm	457mm	72"	18"	18"
GR20-78	78"	18"	18"	1981mm	457mm	457mm	78"	18"	18"
GR20-84	84"	18"	18"	2134mm	457mm	457mm	84"	18"	18"
GR20-90	90"	18"	18"	2286mm	457mm	457mm	90"	18"	18"
GR20-96	96"	18"	18"	2438mm	457mm	457mm	96"	18"	18"
GR20-102	102"	18"	18"	2590mm	457mm	457mm	102"	18"	18"
GR20-108	108"	18"	18"	2743mm	457mm	457mm	108"	18"	18"
GR20-114	114"	18"	18"	2895mm	457mm	457mm	114"	18"	18"
GR20-120	120"	18"	18"	3047mm	457mm	457mm	120"	18"	18"



PLAN REVIEW ACCEPTANCE
 CSO CONSULTANTS, INC.
 NAME: [Signature] DATE: 4/23/2019
ENGINEERING STAMP
 DATE: 11-14-18
 SCALE: 1/4"=1'
 PROJECT NO: 1002

ARTISAN BUILDERS
 DESIGN BUILD GENERAL CONTRACTOR
 17055 SORRELL WAY, MORGAN HILL, CA 95037
 OFFICE/FAX (408) 776-0423
 MOBILE (408) 316-1207
James Thompson
 GENERAL CONTRACTOR
 PROJECT DESIGNER
GENERAL CONTRACTING & DESIGN
Artisan Builders

PROJECT TITLE
 CLUB DRIVE
 SEWER LINE PROJECT
 SAN CARLOS CA, 94070

REVISION DATES

OF SHEETS
A-2.0



COUNTY OF SAN MATEO

Heather Forshey, MS, REHS
Director

Environmental Health Services
San Mateo County Health
2000 Alameda de las Pulgas
Suite 100
San Mateo, CA 94403
smchealth.org

September 24, 2018

APN 049-050-050

Henry R. Zuschlag Trust
Maria Teresa Rodriguez Zuschlag Trust
252 Club Drive
San Carlos, CA 94070

Dear Mr. & Mrs. Zuschlag:

**SUBJECT: FAILED SEPTIC TANK AND CONNECTION TO SANITARY SEWER,
252 CLUB DRIVE, SAN CARLOS, APN 049-050-050**

Thank you for the August 28, 2018, *Septic Inspection Report* by A-1 Tank Service. Based on the report of the inspection of your septic tank, Environmental Health concurs that the onsite wastewater treatment system (OWTS) serving the home at the subject address, is failed, as defined in San Mateo County Ordinance Section 4.84.025.

As described in San Mateo County Ordinance Section 4.84.040, where an OWTS exists with structures served by the OWTS are within 200 feet of an approved available sanitary sewer, connection to the available sewer will be required at the time of OWTS failure. Please connect to the sanitary sewer as soon as possible. While waiting to connect to sewer, if there is any daylighting of septic effluent, the septic tank must be pumped as often as needed to ensure no exposure to septic effluent.

Once you have connected to sanitary sewer, your septic tank must be properly destroyed under permit with Environment Health. If you have any questions, please call Ed Diaz at (650) 464-0613 or Allison Fang at (650) 339-5635.

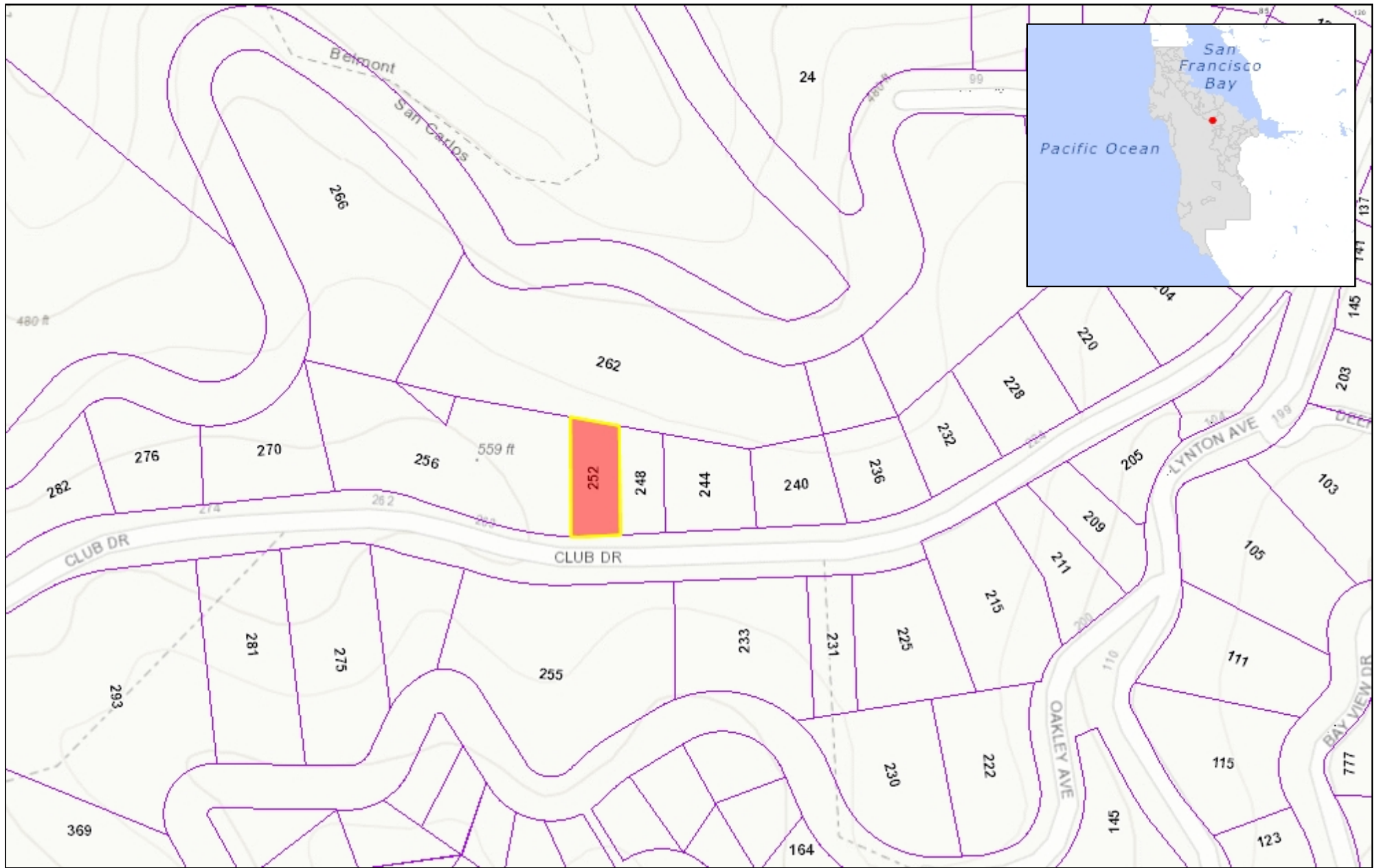
Sincerely,

Gregory J. Smith, PG, REHS
Supervisor Water Protection and Land Use Programs

Attachment: County Health Letter (252 Club Dr)



SAN MATEO
COUNTY HEALTH



0.07 0 0.04 0.07 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:2,257

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO

Heather Forshey, MS, REHS
Director

Environmental Health Services
San Mateo County Health
2000 Alameda de las Pulgas
Suite 100
San Mateo, CA 94403
smchealth.org

September 24, 2018

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Gregory J. Smith, PG, REHS
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SAN MATEO
COUNTY HEALTH