

February 1, 2005

Dear Los Trancos Property Owner:

As an applicant in the West Bay Sanitary District Sewer Annexation, you are receiving this letter and survey regarding the proposed assessment district or assessment lien to fund the sewer main construction. The attached survey form contains the estimated project cost per parcel and estimated assessment based on the current 59 properties and a potential 75 properties because in addition to the original 59 annexing properties a second phase annexation application is pending and so far 7 property owners have joined the annexation.

For several years it has been a small group of Los Trancos Woods property owners hard at work completing the required environmental study, annexation application and engineering designs, which are key components of the sewer annexation project. The next component is something that requires consideration and response from all of the sewer participants because annexation and sewer construction is conditioned upon property owners funding sewer construction through an assessment. The assessment would be for the initial properties annexing and hooking up to sewer. Any new properties hooking up to the sewer main would be required to reimburse the original group a proportional share of sewer construction costs bringing the annual assessment per property down over time.

In order to move forward with this project, an indication of the level of support for an assessment from the affected property owners is necessary. Please complete the attached survey and return by it Feb. 10, 2005 to LAFCo at the address shown on the form. This information will be used to make a decision about moving forward with sewers for your community and it is important that all who receive the survey respond. If you have questions, please feel free to contact me at (650) 363-4224 or by e-mail at mpoyatos@co.sanmateo.ca.us. Thank you.

Martha Poyatos
Executive Officer