

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 07-22

RESOLUTION AMENDING THE SPHERE OF INFLUENCE OF
THE INVERNSS PUBLIC UTILITY DISTRICT

WHEREAS, the Marin Local Agency Formation Commission is required to periodically review and update adopted sphere of influence for each city and special district within Marin County under Government Code Section 56425; and

WHEREAS, the Executive Officer has conducted a study of the adopted sphere of influence of local government agencies in the Inverness area, prepared a report, including his recommendations thereon, the report having been presented to and considered by this Commission; and

WHEREAS, a public hearing by this Commission was held on the *Inverness Area Service Review and Sphere of Influence Update* and staff's recommendations contained in that report on the date and at the time noticed thereof, and at the hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to the Executive Officer's report recommendation.

NOW, THEREFORE, based upon the information contained in the Executive Officer's report, correspondence from affected agencies and information received during the public hearings, the Marin Local Agency Formation Commission **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

Section 1. The sphere of influence of the Inverness Public Utility District is hereby affirmed to be coterminous with the existing District boundaries as shown on Attachment 1.

Section 2. The statement of determinations required by Government Code Section 56425 are as follows:

The present and planned land uses in the area, including agricultural and open space lands.

Present and planned land uses in the area designated as the sphere of influence of the Inverness Public Utility District includes low density residential, commercial, and conservation uses. Affirmation of the District's coterminous sphere of influence designation will have no effect on the present and planned land uses within the District.

The present and probable need for public facilities and services in the area.

Areas included in the District sphere of influence are approaching build-out with little land available for further development as well as water system capacity limitations. The present need for public services and facilities within the sphere of influence is primarily for existing population, land uses and infill development. The probable demand for public services and facilities over the next 25 to 30 years is not expected to exceed 15 additional housing units per the District projections.

The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide.

The IPUD water system operates near its current capacity without any significant increases expected in the number of service connections. Projected demand for services extended to new population within the District's existing boundaries are limited due to the constraints of the District's water system capacity.

The existence of any social or economic communities of interest in the area if the commission determines they are relevant to the agency.

The Commission has determined that social and economic communities of interest between areas currently within the boundaries of Inverness Public Utility District and the area surrounding its jurisdiction are not relevant to the determination of the District's sphere of influence.

Section 3. Pursuant to Section 15320 of the State CEQA Guidelines, the Commission finds that this amendment of the sphere of influence of the Inverness Public Utility District is exempt from the provisions of the California Environmental Quality Act because potential changes of organization arising from the amended sphere of influence will not alter the geographic area in which previously existing local government powers are exercised.

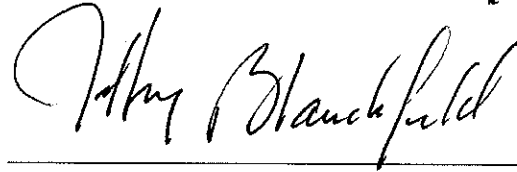
Section 4. The Executive Officer is hereby directed to mail copies of this resolution to affected local government agencies in the Inverness area.

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on this 14th day of June, 2007, by the following vote:

AYES: Commissioners Adams, Asbo, Blanchfield, Heller, Rodoni, Slavitz


NOES: None

ABSENT: Commissioner McGlashan



JEFFRY BLANCHFIELD, Chairperson

ATTEST:




PETER V. BANNING, Executive Officer

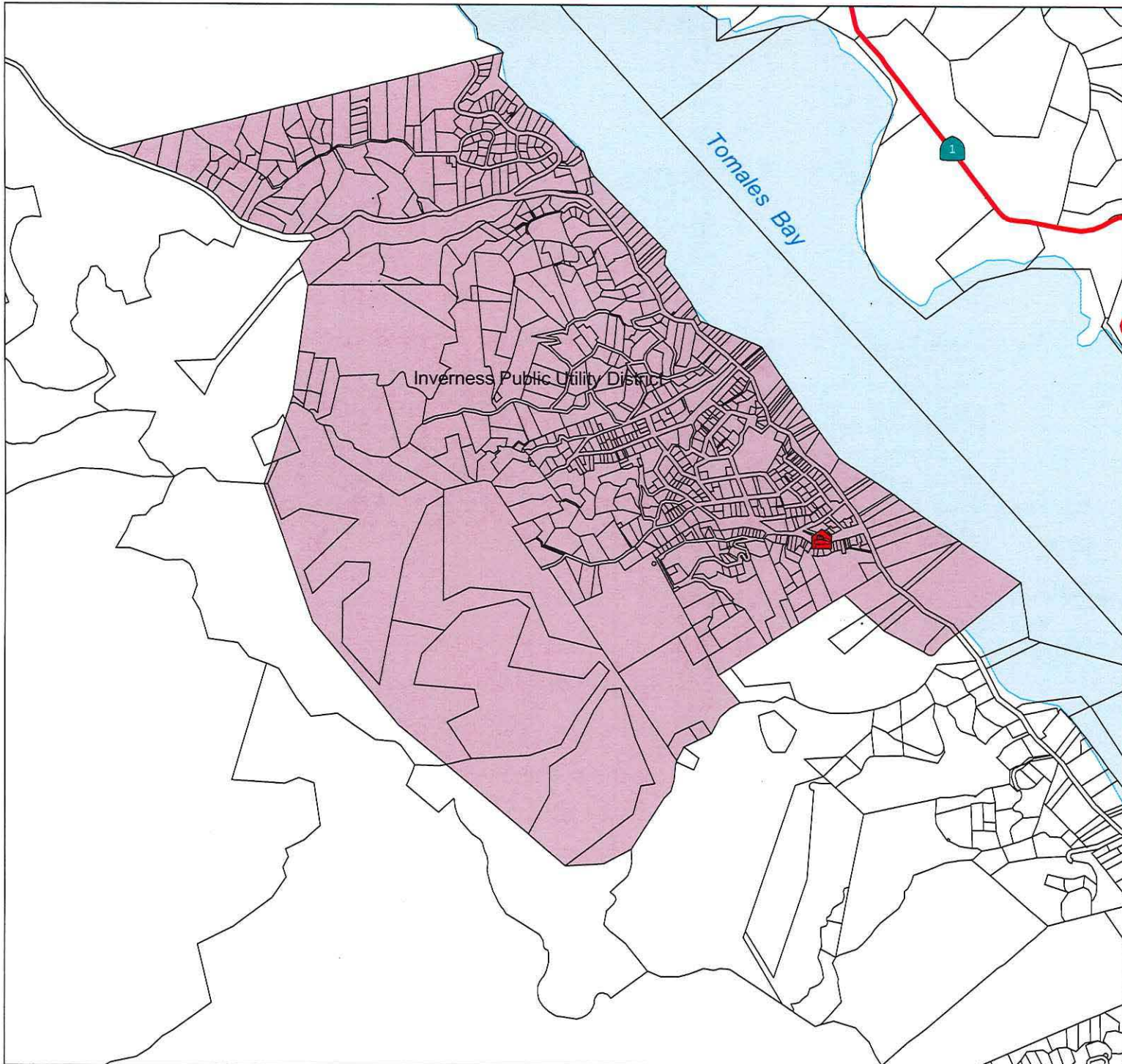
Inverness
Service Review and
Sphere of Influence Update
June 14, 2007

Marin Local Agency
Formation Commission

**Adopted
Inverness
Public Utility District**

Legend

-  Fire Station
-  Parcel Boundary
-  Inverness PUD



Prepared by:
COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY MAPPING/GRAPHICS
for the:
LOCAL AGENCY FORMATION COMMISSION
JUNE 2008 FILE: INVERNESS_SVC_REV.MXD
THIS MAP IS REPRESENTATIONAL ONLY. DATA ARE NOT SURVEY ACCURATE.

