

**MARIN LOCAL AGENCY FORMATION COMMISSION**

**RESOLUTION NO. 05-12**

**RESOLUTION AMENDING THE SPHERE OF INFLUENCE OF  
HOMESTEAD VALLEY SANITARY DISTRICT**

**WHEREAS**, the Marin Local Agency Formation Commission is required to periodically review and update adopted spheres 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 spheres of influence of local government agencies in the southern Marin 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 *Southern Marin Service Review and Sphere of Influence Update* and the *Southern Marin Sewer Service Alternatives Study* and staff's recommendations on those reports 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 proposal and the Executive Officer's report.

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

Section 1. The sphere of influence designation of Homestead Valley Sanitary District is amended as an Interim Sphere of Influence designation, to include all areas currently within the boundaries of the District as of the date of this resolution plus additional areas as shown on Attachment A. The purpose of the Interim designation is to express this Commission's expectation that Homestead Valley Sanitary District will continue to provide service within its present boundaries and may extend new service to un-sewered areas within its sphere of influence as shown on Attachment A while engaged in functional collaboration efforts with neighboring sewer agencies and that political consolidations should be evaluated by southern Marin sewer agencies in the future as appropriate.

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

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

Present and planned land uses in the adopted sphere of influence are governed by the General Plans of the Town of Tiburon and the County of Marin. Land uses include primarily low and medium density residential, commercial, institutional and other typically urban uses plus open space uses within or surrounded by the District's existing boundary.

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

The territories within the District's boundaries and sphere of influence are at or nearing build-out with little land available for further development. The present need for public services and facilities within the sphere of influence is primarily for existing land uses and minor infill development. The probable demand for public services and facilities in the future is not expected to exceed population growth of 1% per year under the terms of adopted general plans.

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

The treatment facilities, trunk lines and sewer mains of the Homestead Valley Sanitary District are generally sufficient to provide service to the area within the designated District sphere of influence under the assumptions of Town of Tiburon and County General Plans. Repair and reconstruction of some of the District's collection system will be required to conform to new regulations of the Regional Water Quality Control Board.

- 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 the Homestead Valley Sanitary 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 15319 of the State CEQA Guidelines, the Commission finds that this amendment of the sphere of influence of Homestead Valley Sanitary District is exempt from the provisions of the California Environmental Quality Act.

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

**PASSED AND ADOPTED** by the Marin Local Agency Formation Commission on this 13<sup>th</sup> day of October, 2005, by the following vote:

AYES:

NOES:

ABSENT:



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JEFFRY BLANCHFIELD, Chairperson

ATTEST:










  
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PETER V. BANNING, Executive Officer

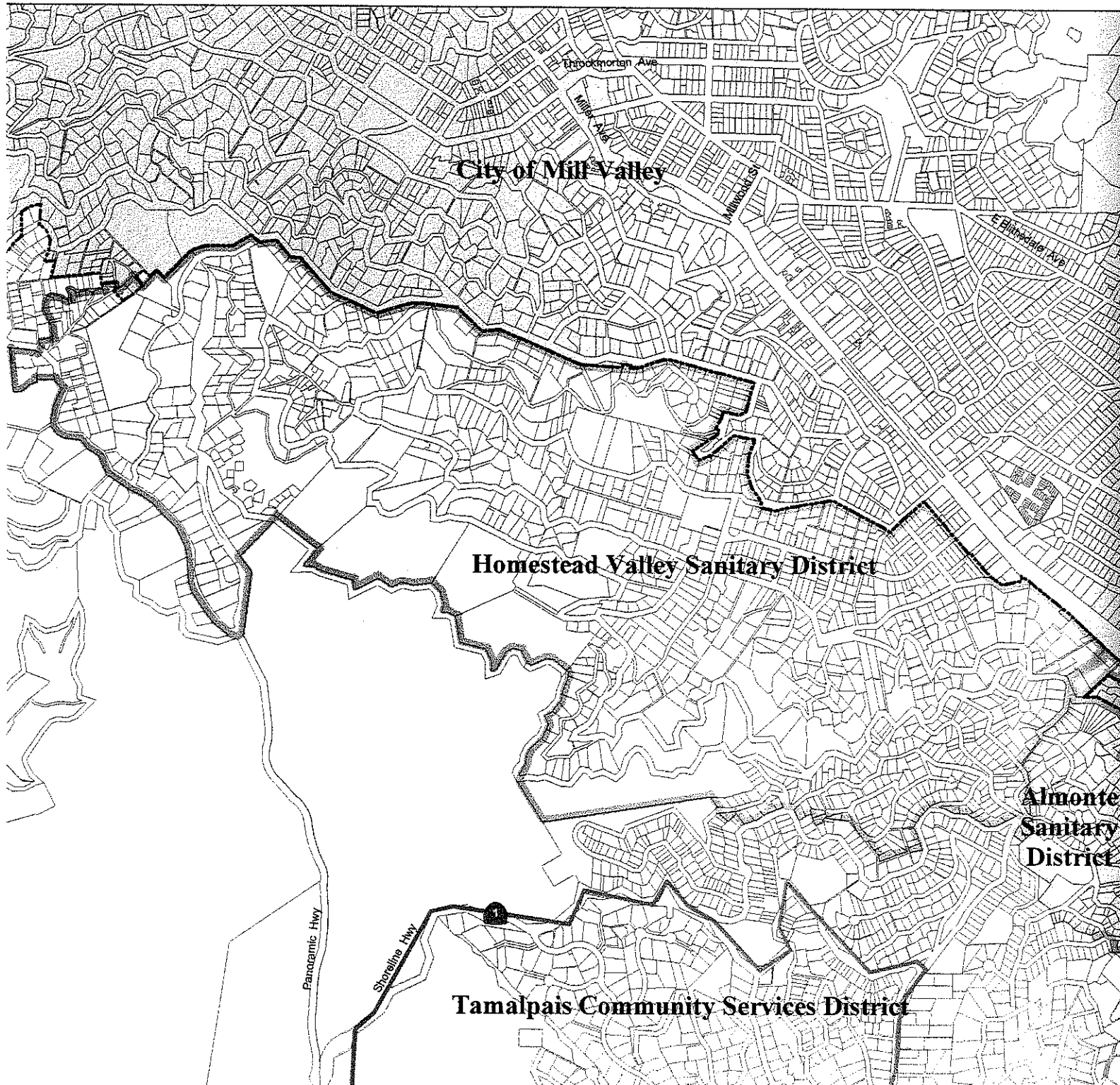
Southern Marin  
Sphere of Influence  
Review, 2005  
Marin Local Agency  
Formation Commission

**Attachment A**

**Adopted Interim  
Sphere of Influence,  
Homestead Valley  
Sanitary District**

**Legend**

-  Almonte Sanitary District
-  Homestead Sanitary District
-  Richardson Bay Sanitary District
-  Tamalpais Community Services District
-  City of Mill Valley
-  Recommended Almonte Sanitary District SOI
-  Adopted Interim Homestead Valley Sanitary District SOI 10/13/2005
-  Recommended Richardson Bay Sanitary District SOI
-  City Boundary



Prepared by:  
COUNTY OF MARIN  
COMMUNITY DEVELOPMENT AGENCY MAPPING/GRAPHICS  
for the:  
LOCAL AGENCY FORMATION COMMISSION  
OCTOBER 2005 FILE: SOI\_ALMONTE\_SANITARY  
THIS MAP IS REPRESENTATIONAL ONLY. DATA ARE NOT SURVEY ACCURATE.

