

LOCAL AGENCY FORMATION COMMISSION OF MARIN COUNTY

RESOLUTION NO. 87-18

RESOLUTION MAKING DETERMINATIONS AND APPROVING REORGANIZATION
WITH WAIVER OF NOTICE, HEARING AND ELECTION
TO THE MARIN MUNICIPAL WATER DISTRICT AND THE
LAS GALLINAS VALLEY SANITARY DISTRICT

"LUCAS VALLEY ESTATES UNITS 1 and 2 REORGANIZATION"

WHEREAS, a proposal for the proposed detachment and annexation of certain territory to the Marin Municipal Water District and the Las Gallinas Valley Sanitary District, in the County of Marin, has been filed with the Executive Officer of this Local Agency Formation Commission pursuant to Title 5, Division 3, commencing with Section 56000 of the Government Code; and

WHEREAS, said proposal was made in the form of a petition filed by H.Y.H. Corporation, the owner of the subject property; and

WHEREAS, said petition of application was accompanied by written consent signed by all owners of land within the territory proposed to be annexed; and

WHEREAS, pursuant to Government Code Section 56837, when a petition of application is accompanied by written consent of all owners of land within the territory proposed to be annexed, this Commission may make determinations with respect to said annexation without notice and hearing; and

WHEREAS, the Executive Officer has reviewed the proposal and prepared a report, including his recommendation thereon, the proposal and report having been presented to and considered by this Commission.

NOW, THEREFORE, the Local Agency Formation Commission of the County of Marin DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

Section 1. Subject to the terms and conditions hereinafter specified, the proposal made by petition by H.Y.H. Corporation is approved.

Section 2. The boundaries, as set forth in the proposal, are hereby approved as submitted and are as described in Exhibit "A" attached hereto and by this reference incorporated herein.

Section 3. The territory includes 1.21 acres to be annexed and 2.15 acres to be detached and is found to be uninhabited, and is assigned the following distinctive short form designation: "Lucas Valley Estates Units 1 and 2 Reorganization" to the Marin Municipal Water District and the Las Gallinas Valley Sanitary District.

Section 4. The proposal is consistent with the spheres of influence of affected local agencies.

Section 5. Any resolution authorizing the annexation approved by this resolution shall impose the standard terms and conditions of the Marin Municipal Water District and the Las Gallinas Valley Sanitary District.

"Lucas Valley Estates Units 1 and 2 Reorganization" Resolution No. 87-18

Section 6. The Marin County Board of Supervisors is designated as the conducting district for further proceedings, and the Board of Supervisors of said County is hereby directed to initiate proceedings in compliance with this resolution and is authorized to proceed without notice, or election, pursuant to Government Code, Section 56837.

Section 7. In accordance with applicable provisions contained in the adopted Marin Local Agency Formation Commission Environmental Guidelines and Procedures, the County of Marin is the appropriate lead agency, has completed an Environmental Impact Report (EIR) titled "Luiz Ranch Master Plan EIR." This document was certified by the County of Marin in July 1982. The Marin Local Agency Formation Commission hereby certifies that the Commission has considered said document and finds the report to be adequate as to content.

Section 8. The Executive Officer is hereby authorized and directed to mail certified copies of the resolution in the manner prescribed by Section 56853 of the Government Code.

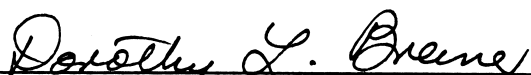
PASSED AND ADOPTED by the Marin County Local Agency Formation Commission on this 20th day of August 1987 by the following vote:

AYES: Commissioners Foote, Giacomini, Stockwell, Williams and Breiner

NOES: None

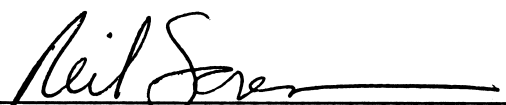
ABSTAIN: None

ABSENT: None



DOROTHY L. BREINER, Chairman
Marin Local Agency Formation Commission

ATTEST:



NEIL SORENSEN, Executive Officer

DATED: August 21, 1987

EXHIBIT "A"

LUCAS VALLEY ESTATES UNITS 1 & 2
~~REORGANIZATION~~
~~ANNEXATION~~

File No. 11-87

Boundary Adjustment
for
Marin Municipal Water District
&
Las Gallinas Valley Sanitary District

BEGINNING at a point on the existing boundary of the Las Gallinas Valley Sanitary District and Marin Municipal Water District, said point being the northeasterly corner of Lot 26 as said lot is shown on the "Map of Lucas Valley Estates Unit 1" recorded in Volume 20 of Maps at Page 69, Marin County Records; thence N 68° 44' W 486.97 ft., S 33° 54' W 231.00 ft., S 9° 28' E 170.00 ft., S 28° 39' W 320.00 ft., S 80° 12' 35" W 210.79 ft., S 4° 26' 8" W 175.00 ft., S 29° 6' 35" E 131.80 ft., S 61° 29' 10" E 164.43 ft., S 20° 6' 33" W 65.00 ft., S 49° 8' 31" W 152.00 ft., N 85° 9' 40" W 80.28' N 4° 50' 20" E 118.09 ft., N 83° 46' 51" W 156.92 ft., N 65° 44' 46" W 99.81 ft., N 53° 7' 48" W 162.50 ft., N 13° 37' 9" W 216.59 ft., S 86° 54' 21" W 74.11 ft., S 16° 26' 55" W 109.48 ft. to the southwesterly corner of Lot 67 as said Lot is shown on the "Map of Lucas Valley Estates Unit 2" recorded in Volume 20 of Maps at Page 14, Marin County Records; thence N 65° 47' 11" W 119.18 ft., to the existing boundary of the Las Gallinas Valley Sanitary District and the Marin Municipal Water District, thence along said boundary in a northerly and easterly direction to the Point of Beginning.

Containing an area of 1.21 acres to be annexed to said Districts and 2.15 acres to be detached from said Districts.

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EXHIBIT "B"

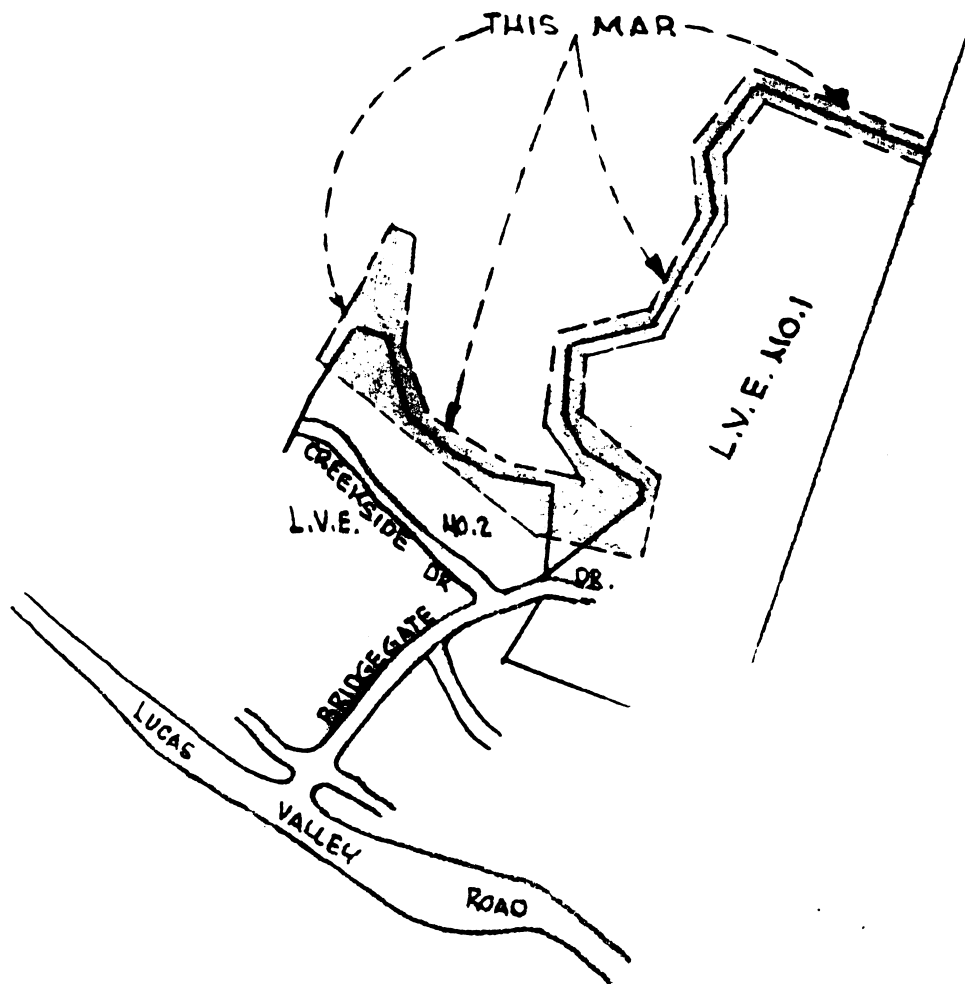
MARIN MUNICIPAL WATER DISTRICT
LAS GALLINAS VALLEY SANITARY DISTRICT

TERMS AND CONDITIONS

1. In the event that pursuant to rules, regulations or ordinances of the District, as now or hereafter amended, the District shall require any payment of a fixed or determinable amount of money, either as a lump sum or in installments, or the acquisition, transfer, use or right of use of all or any part of the existing property, real or personal, of the District; such payment shall be made to the District in the manner and at the time as provided by the rules, regulations or ordinances of the District, as now or hereafter amended, pursuant to which such payment is required.

2. Upon and after the effective date of said annexation, the territory, all inhabitants within such territory, and all persons entitled to vote by reason of residing or owning land within the territory shall be subject to the jurisdiction of the District; shall have the same rights and duties as if the territory had been a part of the District upon its original formation; shall be liable for the payment of principal, interest and any other amounts which shall become due on account of any outstanding or then authorized but thereafter issued bonds, including revenue bonds, or other contracts or obligations of the District; shall be subject to the levying or fixing and collection of any and all taxes, assessments, service charges, rentals or rates as may be necessary to provide for such payment; and shall be subject to all of the rates, rules, regulations and ordinances of the District, as now or hereafter amended.

3. No right to capacity in any facilities or public improvements of District, service, or priority of service shall arise because of annexation. District shall, in its sole discretion, determine when and if service can be provided, the priority of service and the conditions upon which service may be made if District determines service can be provided.



VICINITY MAP

NO SCALE