

**MARIN LOCAL AGENCY FORMATION COMMISSION**

**RESOLUTION NO. 25-25**

**RESOLUTION REAFFIRMING THE SPHERE OF INFLUENCE OF THE CITY OF SAN RAFAEL AND MAKING WRITTEN DETERMINATIONS**

**WHEREAS** upon determination and adoption of a sphere of influence, the Marin Local Agency Formation Commission is required to periodically review and update adopted spheres of influence for each city and special district not less than once every five years, as necessary, within Marin County under Government Code Section 56425 (g); and

**WHEREAS** the Deputy Executive Officer has conducted a review of the adopted sphere of influence of local government agencies providing municipal services, prepared a summary, *San Rafael Area Municipal Service Review*, including his recommendations thereon, the summary having been presented to and considered by this Commission; and

**WHEREAS** a public hearing by this Commission was held on the *San Rafael Area Municipal Service Review* and this Sphere of Influence Update, and staff's recommendations contained in that report on Thursday, August 14, 2025, and at the hearing, this Commission heard and received all oral and written testimony, 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**, 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 City of San Rafael is hereby reaffirmed as shown on Exhibit B attached hereto and incorporated herein by reference, and the Commission makes the written determinations pursuant to Government Code section 56425(e) as provided for in Exhibit A attached hereto and incorporated herein by reference. All currently active powers for the City are listed within the *San Rafael Area Municipal Service Review* within the City's agency profile section.

Section 2. Pursuant to Section 15061(b)(3) of the State CEQA Guidelines, the Commission finds that this review and reaffirming of the sphere of influence of the City of San Rafael is exempt from the provisions of the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Section 3. The Executive Officer is hereby directed to mail copies of this resolution to affected local government agencies in the San Rafael Area Municipal Service Review area.

**PASSED AND ADOPTED** by the Marin Local Agency Formation Commission, on October 9, 2025, by the following vote:

AYES: Commissioners Coler, Rodoni, Chu, Kious, Murray and Burdo

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: Lucan

Barbara Coler  
Barbara Coler (Oct 10, 2025 15:41:47 PDT)  
Barbara Coler, Chair  
Marin LAFCo

**ATTEST:**

**APPROVED AS TO FORM:**

  
Jason Fried, LAFCo Executive Officer

Mala Subramanian  
Mala Subramanian (Oct 12, 2025 09:14:19 PDT)  
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 25-25

- a) Exhibit A - Determinations
- b) Exhibit B - Map

## EXHIBIT A

### CITY OF SAN RAFAEL SPHERE OF INFLUENCE DETERMINATIONS

#### GOVERNMENT CODE SECTION 56425

- 1) The present and planned land uses in the area, including agricultural and open-space lands.
  - Land Uses within the City of San Rafael's existing SOI include (but are not limited to) multiple forms of residential, public open space, multiple forms of commercial and mixed-use, and industrial. The majority of the City's current sphere is nearing build-out at this time, particularly the apportionment of the sphere that is also within jurisdictional boundaries. The most significant future development opportunity within the sphere is presented in the City's identified RHNA site, the Northgate Mall Redevelopment. If developed as currently projected, it would stand to increase the population total within the sphere by approximately 6% with all things remaining equal elsewhere in the sphere.
- 2) The present and probable need for public facilities and services in the area.
  - There is an anticipated need for service within the existing SOI area.
  - The Soi is expected to remain unchanged, with no expansions or reductions for the City of San Rafael.
  - The City of San Rafael provides a number of services and necessary facilities to provide those services to the residents and visitors within the City boundary. The City provides law enforcement, landscape maintenance, streets/road maintenance, and stormwater drainage. Other services include administrative and governmental services. The remaining public services are provided by existing special districts, the County of Marin, or by other agencies that operate in the region.
  - A plan for a new development at 1501 Lucas Valley Road has recently been approved by the County of Marin for a housing development permit (though the application to subdivide the property into 36 residential lots is still subject to a discretionary approval). The parcel (APN 164-280-35) is 60 total acres with only 7.5 acres approved for development, and has a contiguous southern boundary with an area of the City of San Rafael's jurisdictional boundary and sphere of influence. The parcel also shares a contiguous northern boundary area with the jurisdictional boundary of Marin County Service Area No. 13. As this development progresses, discussions will need to be had to determine which agency will ultimately provide services to this area, in particular, fire protection and emergency response services. While no amendments to the City's sphere of influence are recommended at this time, the City has the capacity and capability to extend services to this area with the understanding that the current agreement with Marinwood Community Services District remains in place.
- 3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
  - The City of San Rafael has the capability and capacity to adequately meet existing service demand and some level of increased future service demand within the existing SOI area. As noted throughout the preceding agency profile, the City provides adequate to exceptional public services to residents and visitors within the City's existing boundary. City departments are properly staffed and funded, and the City is generally meeting local and regional benchmarks. Facilities for City services are adequate and meet existing needs.
- 4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the district.

- The following communities were identified as social or economic communities of interest of the City in the course of this study: Santa Venetia, Los Ranchitos, Point San Pedro, Bayside Acres, California Park, Country Club, and Upper Sun Valley.
- 5) For an update of a sphere of influence for a district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.
- Census Tract 1121, Block Group 1, comprises a portion of the unincorporated neighborhood of California Park, which is outside of the City of San Rafael's jurisdictional boundary (albeit substantially surrounded by it), but within the City's sphere of influence. This Census Block Group has an estimated median household income of \$77,625, giving it the designation of a disadvantaged unincorporated community. Water service to the area is provided by the Marin Municipal Water District, wastewater collection is provided by the San Rafael Sanitation District, wastewater treatment is provided by Central Marin Sanitation Agency, and structural fire protection service is provided by the City of San Rafael by way of an agreement with Marin County Service Area No. 19. The need for these services at their current levels is expected to remain into the foreseeable future.

As the DUC is surrounded on all sides by either the City of San Rafael or the City of Larkspur, an annexation of more than 10 acres by the City of San Rafael that is contiguous to this DUC is highly unlikely. With that in mind, should Marin LAFCo in the future receive such an application, it will work with the community to determine if it is in the best interest of those living within the DUC to be annexed. If it is not in the community's best interest, then they would not be included in that application. As the SOI is expected to remain unchanged at this time, should any future annexations or service extensions be proposed, special consideration will be given to any disadvantaged unincorporated communities affected by the annexation, consistent with Government Code section 56375(8)(A) and Marin LAFCo local policy.



# Resolution 25-25 - San Rafael SOI Reaffirm

Final Audit Report

2025-10-13

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