

LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF MARIN

RESOLUTION NO. 78-1

RESOLUTION MAKING DETERMINATIONS AND APPROVING WITH WAIVER OF NOTICE, HEARING AND ELECTION THE REORGANIZATION INVOLVING ANNEXATION OF TERRITORY TO THE CITY OF TIBURON AND SANITARY DISTRICT NO. 5

'LOWE REORGANIZATION'

WHEREAS, A PETITION FOR ANNEXATION OF CERTAIN TERRITORY TO SANITARY DISTRICT NO. 5 HAS BEEN FILED WITH THE EXECUTIVE OFFICER OF THIS COMMISSION; AND

WHEREAS, ON FEBRUARY 8, 1978, SAID COMMISSION CONSIDERED THE 'LOWE ANNEXATION' PROPOSAL, ELECTING TO CONTINUE THE MATTER FOR FURTHER STUDY; AND

WHEREAS, SUCH ADDITIONAL STUDY REVEALED THAT THE SUBJECT TERRITORY PROPOSED FOR DISTRICT ANNEXATION WERE NOT BONAFIED LEGAL LOTS CREATED BY THE COUNTY PLANNING COMMISSION; AND

WHEREAS, THE BOUNDARIES OF THE LEGAL LOTS OF RECORD ARE CONTIGUOUS BY DEFINITION TO THE JURISDICTIONAL LIMITS OF THE CITY OF TIBURON; AND

WHEREAS, AS A RESULT OF THIS CONTIGUITY, SAID LEGAL LOTS OF RECORD MAY BE ANNEXED TO THE CITY OF TIBURON IN ACCORDANCE WITH APPLICABLE PROVISIONS OF LAW; AND

WHEREAS, THIS COMMISSION ADVOCATES USE OF THE REORGANIZATION METHOD, IN THIS CASE, TO SIMULTANEOUSLY ANNEX TERRITORY TO MORE THAN ONE GOVERNMENTAL AGENCY SINCE THIS METHOD OF APPLICATION PROMOTES INTER-AGENCY COORDINATION OF DEVELOPMENT PROGRAMS AND EXPEDITES GOVERNMENTAL REVIEW OF VARIOUS CHANGE OF ORGANIZATION ACTIONS THROUGH THEIR CONSOLIDATION INTO A SINGLE PROPOSAL.

WHEREAS, PURSUANT TO GOVERNMENT CODE SECTION 56261 AND 56261.1 WHEN AN APPLICATION MAKING A PROPOSAL FOR A REORGANIZATION IS SIGNED BY OWNERS OF ALL AFFECTED PROPERTIES, THIS COMMISSION MAY MAKE DETERMINATIONS WITH RESPECT TO SAID PROPOSAL WITHOUT NOTICE AND HEARING.

NOW, THEREFORE, THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF MARIN DOES HEREBY RESOLVE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. THE REORGANIZATION PROPOSAL IS APPROVED.

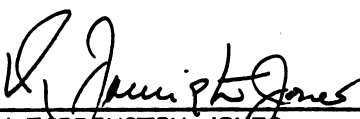
SECTION 2. THE BOUNDARIES OF THE TERRITORY PROPOSED FOR REORGANIZATION SHALL BE THOSE SET FORTH IN EXHIBIT A, AS AMENDED, ATTACHED HERETO AND INCORPORATED HEREIN. THE REORGANIZATION CONSISTS OF THE FOLLOWING CHANGES OF ORGANIZATION: ANNEXATION TO THE CITY OF TIBURON AND ANNEXATION TO THE SANITARY DISTRICT NO. 5. THE TERRITORY SHALL BE DESIGNATED AS: 'LOWE REORGANIZATION'.

SECTION 4. THE CITY OF TIBURON, PURSUANT TO SECTION 56271.1 OF THE GOVERNMENT CODE, IS DESIGNATED AS THE CONDUCTING AGENCY FOR FURTHER PROCEEDINGS, AND IS HEREBY DIRECTED TO INITIATE SUCH PROCEEDINGS IN COMPLIANCE WITH THIS RESOLUTION AND PROVISIONS OF LAW; AND IS AUTHORIZED TO TAKE SUCH PROCEEDINGS WITHOUT NOTICE AND HEARING.

SECTION 5. THE ENVIRONMENTAL DOCUMENTS RELEVANT TO THE PROPOSED ANNEXATION HAVE BEEN REVIEWED AND CONSIDERED BY THE COMMISSION IN MAKING ITS FINAL DETERMINATION. PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT AND THE COMMISSION'S ENVIRONMENTAL GUIDELINES, A NEGATIVE DECLARATION HAS BEEN ISSUED.

SECTION 6. THE EXECUTIVE OFFICER IS HEREBY AUTHORIZED AND DIRECTED TO MAIL CERTIFIED COPIES OF THIS RESOLUTION IN THE MANNER PRESCRIBED IN SECTION 56272 OF THE GOVERNMENT CODE.

PASSED AND ADOPTED BY THE LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF MARIN ON THIS 28TH DAY OF MARCH, 1978, BY THE FOLLOWING VOTE:  
AYES; COMMISSIONERS BAPTISTE, MULRYAN, RICE, VIOLICH AND JONES  
NOES; NONE

  
\_\_\_\_\_  
ROY FARRINGTON JONES, CHAIRMAN  
MARIN LOCAL AGENCY FORMATION COMMISSION

ATTEST:

  
\_\_\_\_\_  
WARREN K. NELSON, EXECUTIVE OFFICER

DATE:

March 9, 1978

ANNEXATION OF THE LANDS OF LOWE TO THE CITY OF TIBURON

TIBURON ANNEXATION NO. 1978-1

Beginning at a point on the existing corporate limit of the City of Tiburon, said point being the easterly corner of Parcel A, as said parcel is shown on Parcel Map recorded in Book 6 of Parcel Maps at page 95, Marin County Records, said point of beginning bearing North 45° 30' West, 270.36 feet from an angle point in said existing corporate limit with consecutive courses of North 67° 15' West and North 45° 30' West; thence from said point of beginning, leaving said corporate limit, along the southeasterly line of Parcel A, as shown on Parcel Map recorded in Book 6 of Parcel Maps at page 95, South 53° 47' West, 351.63' to a point on the northeasterly boundary of Rancho Corte Madera del Presidio; thence continuing along the lines of Parcels A and B, as shown on the hereinabove referred to Parcel Map, South 39° 14' West, 197.53 feet; North 55° 54' 58" West, 138.78 feet; North 33° 22' 10" East, 268.42 feet to a point in the easterly boundary of Rancho Corte Madera del Presidio; thence continuing along the northwesterly line of Parcel B, as shown on the hereinabove referred to Parcel Map, North 63° East, 322.00 feet to a point on the existing corporate limit of the City of Tiburon; thence along said corporate limit South 45° 30' East, 124.39 feet to the point of beginning.

Containing approximately 1.941 Acres.

April 20, 1978

SAN RAFAEL BAY

POINT OF BEGINING

MAP OF  
PARADISE ACRES  
10 MAPS 104

BOUNDARY TIBURON SANITARY DISTRICT NO. 5  
268.42'

N01°00'E  
43.65'

PARCEL B  
6 PM 95

N37°15'W 112.20'

RANCHO CORTE MADERA DEL PRESIDIO

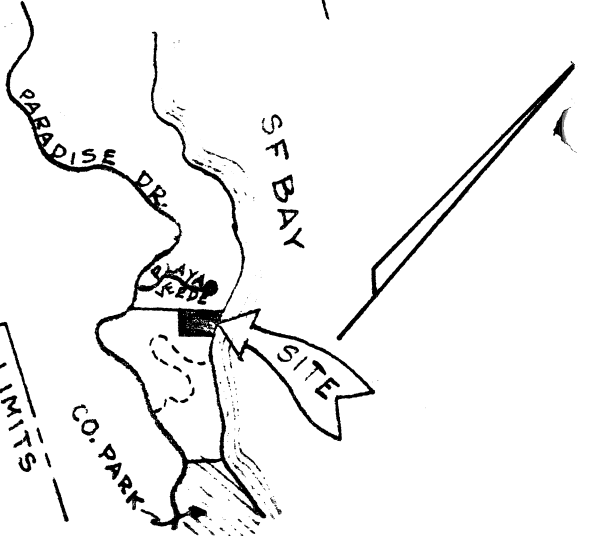
PARCEL LINE

PARCEL A  
5 PM 95  
0.741 AC.

N57°30'W  
29.62'

N39°14'E 197.53'

CONC MON.  
S55°54'58"E 138.78'



LOCATION MAP

*[Handwritten Signature]*

Martin  
County Surveyor  
MAPPING  
2-78

PLAT OF  
ANNEXATION LANDS OF LOWE  
TO

TIBURON SANITARY DISTRICT NO. 5

SCALE: 1"=40' DEC. 1977

FROST AND MEGLIO, CIVIL ENGINEERS  
29 MARY ST SAN RAFAEL, CALIFORNIA

LEGEND

Proposed Boundary

Existing Boundary