

LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF MARIN

RESOLUTION NO. 82-8

RESOLUTION MAKING DETERMINATIONS AND APPROVING WITH WAIVER OF NOTICE, HEARING AND ELECTION THE REORGANIZATION INVOLVING ANNEXATION OF TERRITORY TO LAS GALLINAS VALLEY SANITARY DISTRICT, MARIN MUNICIPAL WATER DISTRICT, AND MARINWOOD COMMUNITY SERVICES DISTRICT

LAS GALLINAS RANCH REORGANIZATION

WHEREAS, a proposal for a reorganization involving the annexation of certain territory to Las Gallinas Valley Sanitary District, Marin Municipal Water District, and Marinwood Community Services District (CSD) has been filed with the Executive Officer of this Commission; and

WHEREAS, said proposal was made in the form of a petition submitted by Mr. Robert M. Lee, representing Legion Properties, requesting initiation of proceedings pursuant to the District Reorganization Act of 1965, Division 1 (commencing with Section 56000) of the Government Code; and

WHEREAS, pursuant to Government Code Sections 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. Subject to the terms and conditions hereinafter specified, the reorganization proposal is approved as amended. Such approval is made with waiver of applicable LAFCo sphere of influence policies based on the following findings of fact:

- A. This proposal represents the terminus for urban-residential growth within this unincorporated community section.
- B. Utility construction, land improvements, and the placement of special district infrastructure systems will not serve nor promote further unincorporated area growth.
- C. The land is located within the San Rafael Sphere of Influence and Urban Service Area. The City of San Rafael has requested waiver of LAFCo's policies. Furthermore, San Rafael's Urban Service Area Draft Policies recommend annexation when Marinwood residents express interest in joining the City of San Rafael.
- D. The Legion Properties Master Development Plan has received overwhelming support of affected unincorporated area residents and property owners.
- E. Without the support and approval of the adjoining Marinwood community, this site would not be annexed to the City of San Rafael.

Section 2. The boundaries of the territory proposed for reorganization shall be those set forth in Exhibit A, attached hereto and incorporated herein. The reorganization consists of the following changes of organization: annexation to the Las Gallinas Valley Sanitary District, Marin Municipal Water District, and Marinwood Community Services District.

Section 3. The proposed reorganization boundaries shall be amended in accordance with the following:

- A. The parcel commonly referred to as "water tank site" (AP # 164-290-04) shall be annexed to the Marin Municipal Water District and Marinwood CSD.
- B. Land contained in the original proposal (AP #'s 164-290-59, 75 and 76) shall be annexed to the Marinwood CSD.
- C. Only the portions of the proposal's land area that are planned for residential development shall be annexed to the Las Gallinas Valley Sanitary District. Public and private open space lands shall not become part of the Sanitary District. (Reference to Marin County Board of Supervisors' Ordinance No. 2664)

Section 4. The territory shall be designated as the "Las Gallinas Ranch Reorganization."

Section 5. Said territory is found to be uninhabited.

Section 6. Any resolution authorizing the reorganization approved shall impose the standard terms and conditions required and imposed by any or all of the affected special districts.

Section 7. The Marin County Board of Supervisors, pursuant to Section 56291 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 with waiver of notice, hearing and election requirements.

Section 8. An Environmental Impact Report entitled "Las Gallinas Ranch Master Plan", June 8, 1981, was prepared in accordance with provisions of the California Environmental Quality Act and the Commission's Adopted Environmental Guidelines. Said report has been considered by LAFCo in review of the subject reorganization proposal.

Section 9. 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 3rd day of June 1982 by the following vote:

AYES: Commissioners Aramburu, Boessenecker, Breiner, Giacomini and Boucke

NOES: None

ABSENT: Commissioner Wilhelm



BARBARA BOUCKE, Chairman
Marin Local Agency Formation Commission

ATTEST:



WARREN K. NELSON, Executive Officer

DATE: June 4, 1982

February 1983

LAS GALLINAS RANCH REORGANIZATION

ANNEXATION TO THE LAS GALLINAS VALLEY SANITARY DISTRICT

FILE NUMBER 21-81

BEGINNING at a point on the existing boundary of the Las Gallinas Valley Sanitary District, said point distant N 77° 19' 07" E 217.20 feet from the northwest corner of Lot Number 293 of Marinwood Unit 2-D, a Subdivision recorded in Book 8 of Record Maps at Page 97, Marin County Records and on the north line of said Lot Number 293 thereof; thence N 25° 28' E 293.53 feet; thence N 72° 48' 03" W 391.76 feet; thence S 72° 14' 03" W 850.00 feet; thence N 12° 45' 57" W 315.00 feet; thence N 56° 15' 57" W 185.00 feet; thence S 87° 44' W 317.58 feet; thence S 7° 53' W 289.15 feet; thence N 85° 38' 54" W 253.65 feet; thence S 16° 06' 45" W 140.83 feet; thence S 43° 23' 38" W 45.00 feet; thence N 46° 36' 22" W 151.38 feet; thence S 37° 57' 33" W 178.83 feet; thence S 7° 22' 01" W 160.68 feet; thence S 17° 00' 17" E 76.00 feet; thence N 89° 42' 49" W 549.29 feet; thence S 48° 55' 57" W 221.05 feet to the northeast corner of the lands of the Carmelite Monastery of Carmel Inc., recorded in Book 3125 of Official Records, Page 350 and in Book 2163 of Official Records, Page 533, Marin County Records; thence N 90° W 451.21 feet; thence S 0° W 243.65 feet; thence S 72° 41' E 20.95 feet; thence S 0° W 60.04 feet; thence on a curve to the right with a radius of 122.50 feet, through a central angle of 77° 27' 32", an arc distance of 165.61; thence N 1° 02' 15" W 294.53 feet; thence on a curve to the left with a radius of 202.50 feet, through a central angle of 8° 52' 22", an arc distance of 31.36 feet; thence N 56° 50' 19" E 103.17 feet; thence N 0° E 305.00 feet; thence N 48° 27' 05" W 212.59 feet; thence S 79° W 475.00 feet; thence S 9° 31' 58" E 742.12 feet; thence S 70° 42' 36" W 423.79 feet; thence S 18° 13' 32" E 295.80 feet to the existing boundary of the Las Gallinas Valley Sanitary District; thence easterly along said existing boundary to the POINT OF BEGINNING.

Containing 51.40 acres more or less.

File #868
Map too big
to copy.

February 1983

LAS GALLINAS RANCH REORGANIZATION

ANNEXATION TO THE MARIN MUNICIPAL WATER DISTRICT

FILE NUMBER 21-81

BEGINNING at a point on the existing boundary of the Marin Municipal Water District said point distant N 77° 19' 07" E 217.20 feet from the northwest corner of Lot Number 293 of Marinwood Unit 2-D, a Subdivision, recorded in Book 8 of Record Maps at Page 97, Marin County Records, and on the north line of said Lot Number 293 thereof; thence N 25° 28' E 308.53 feet; thence S 59° 45' E 20.07 feet; to the southeast corner of the lands of the Marin Municipal Water District recorded in Book 994 of Official Records at Page 603, Marin County Records; thence N 25° 28' E 200.00 feet; thence N 59° 45' W 205.00 feet; thence S 25° 28' W 257.20 feet; thence N 72° 48' 03" W 205.54 feet; thence S 72° 14' 03" W 850.00 feet; thence N 12° 45' 57" W 315.00 feet; thence N 56° 15' 57" W 185.00 feet; thence S 87° 44' W 317.58 feet; thence S 7° 53' W 289.15 feet; thence N 85° 38' 54" W 253.65 feet; thence S 16° 06' 45" W 140.83 feet; thence S 43° 23' 38" W 45.00 feet; thence N 46° 36' 22" W 151.38 feet; thence S 37° 57' 33" W 178.83 feet; S 7° 22' 01" W 160.68 feet; S 17° 00' 17" E 76.00 feet; N 89° 42' 49" W 549.29 feet; thence S 48° 55' 57" W 221.05 feet to the northeast corner of the lands of the Carmelite Monastery of Carmel Inc., recorded in Book 3125 of Official Records Page 350 and in Book 2163, of Official Records, Page 533, Marin County Records; thence N 90° W 451.21 feet; thence S 0° W 243.65 feet; thence S 72° 41' E 20.95 feet; thence S 0° W 60.04 feet; thence on a curve to the right with a radius of 122.50 feet, through a central angle of 77° 27' 32", an arc distance of 165.61; thence N 1° 02' 15" W 294.53 feet; thence on a curve to the left with a radius of 202.50 feet, through a central angle of 8° 52' 22", an arc distance of 31.36 feet; thence N 56° 50' 19" E 103.17 feet; thence N 0° E 305.00 feet; thence N 48° 27' 05" W, 212.59 feet; thence S 79° W 475.00 feet; thence S 9° 31' 58" E, 742.12 feet; thence S 70° 42' 36" W 423.79 feet; thence S 18° 13' 32" E 295.80 feet to the existing boundary of the Marin Municipal Water District; thence easterly along said existing boundary to the POINT OF BEGINNING.

Containing 52.49 acres more or less.

February 1983

LAS GALLINAS RANCH REORGANIZATION

ANNEXATION TO THE MARINWOOD COMMUNITY SERVICES DISTRICT

FILE NUMBER 21-81

BEGINNING at a point on the existing boundary of the Marinwood Community Services District, said point being the easterly corner of Lot Number 308 of Marinwood Unit 2-E, a Subdivision, recorded in Book 8 of Record Maps at Page 98, Marin County Records; thence N 8° 01' 55" E, 482.91 feet; thence N 59° 45' W 647.40 feet; thence N 74° 45' 22" W 4583.22 feet; thence S 87° 00' W 2098.80 feet; thence S 89° 04' 36" W 2918.34 feet; thence S 24 ° 08' 45" W 894.48 feet; thence S 18° 08' 21" E 518.21 feet; thence S 50° 23' 11" E 1319.19 feet; thence S 28° 38' 45" E 1416.34 feet to the existing boundary of the Marinwood Community Services District; thence easterly along said existing boundary to the POINT OF BEGINNING.

Containing 507.15 acres more or less.