

LOCAL AGENCY FORMATION COMMISSION OF MARIN COUNTY

RESOLUTION NO 81-21

RESOLUTION MAKING DETERMINATIONS APPROVING ANNEXATION OF
TERRITORY TO THE CITY OF SAN RAFAEL

DOLE ANNEXATION

WHEREAS, the City Council representing the City of San Rafael adopted a resolution initiating proceedings No. 6101 and submitted same to the Executive Officer of this Commission; and,

WHEREAS, said resolution proposed annexation of unincorporated territory to the City of San Rafael in compliance with state law; and,

WHEREAS, the Executive Officer of this Commission has issued a certificate of filing, accepting said legal documents completed by the City of San Rafael; and,

WHEREAS, legal notice of hearing was published and mailed notice of hearing was provided in accordance with state requirements; and,

WHEREAS, the Marin Local Agency Formation Commission conducted a public hearing, at which time all persons present were given an opportunity to speak and be heard regarding this annexation proposal; and,

WHEREAS, the Commission considered the Executive Officer's report and recommendations.

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

Section 1. The boundaries of the territory proposed to be annexed shall be those set forth in Exhibit A, as amended by Lafco adding the following parcels of land: APN's 184-030-01, 184-030-04, 184-030-05, 184-030-16, and 184-030-17. Said exhibit is attached hereto and incorporated herein.

Section 2. Said territory is found to be inhabited.

Section 3. This proposal shall be designated "Dole Annexation."

Section 4. Dole Annexation, as amended, is hereby approved.

Section 5. Said Commission has approved and amended said proposal based on the following findings of fact:

A. The proposal and its amendment conforms to the San Rafael General Plan and the recently adopted Peacock Gap Neighborhood Plan. Such plans are deemed to be the appropriate general and neighborhood plans.

B. The commission has considered application material and finds information submitted by the City of San Rafael contained therein documents their capability to serve the proposal and its amendment.

C. The proposal conforms to adopted Marin Lafco Policy Guidelines.

D. The proposal and its amendment presents an orderly annexation for extending municipal services by the City of San Rafael.

E. The proposal and its amendment satisfy the legislative intent of the State toward providing efficient urban development patterns (Sections 54774.5, California Government Code).

F. The proposal and its amendment will create an island of unincorporated territory. Such action is warranted considering that the county area is presently a "substantially surrounded island" and because creation will provide for more orderly development of the community. Waiver of Section 35010 is recommended based on authorities provided in Section 54790g of the California Government Code.

G. The proposal conforms to the Marin County Wide Plan and to the Draft Urban Service Area element.

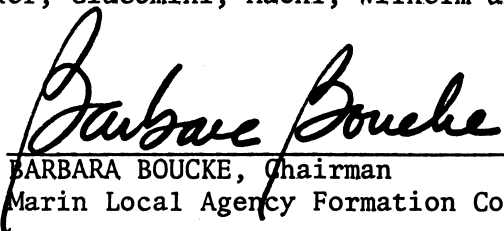
Section 6. In accordance with applicable provisions contained in the adopted Marin Lafco environmental guidelines and procedures, the Commission is the appropriate lead agency, has conducted an initial study and has issued a Negative Declaration. Lafco certifies that the Commission has considered said documents.

Section 7. The City of San Rafael is hereby determined to be the appropriate conducting authority, to direct complete annexation proceedings, and is authorized to proceed in accordance with applicable provisions of law.

Section 8. The Executive Officer is hereby authorized to mail certified copies of this resolution in the manner and as prescribed by law.

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on this 30th day of July 1981 by the following vote:

AYES: Commissioners Boessenecker, Giacomini, Haehl, Wilhelm and Boucke
NOES: None
ABSTAIN: None
ABSENT: None


BARBARA BOUCKE, Chairman
Marin Local Agency Formation Commission

ATTEST:


WARREN K. NELSON, Executive Officer

DATE: July 31, 1981

DOLE ANNEXATION

To the City of San Rafael in the County of Marin

DESCRIPTION

Beginning at a point on the center line of San Marino Drive as said center line is shown on the Map of Marin Bay Unit One as recorded on September 22, 1960 in Book 10 of Recorded Maps at Page 78, Marin County Records, said point being the tangent point of the courses of said center line described respectively as a line bearing North 39°30' East having a distance of 390 feet and a curve concave to the Southeast having a radius of 150 feet, a central angle of 56°04'05" and a length of 146.79 feet; proceeding thence easterly along said curve a distance of 146.79 feet to a point of reverse curvature; thence easterly along said reverse curve, concave to the North, with a radius of 240 feet, through a central angle of 18°43'13", for a distance of 78.41 feet as said curve is shown and described on the Map of Bahia Vista Unit One as recorded on September 27, 1961 in Book 10 of Recorded Maps at Page 125 of Marin County Records, to the common point of the center line of San Marino Court, as shown on above mentioned Map of Bahia Vista Unit One, and the easterly line of Point San Pedro Road, said easterly line being the Limits Line of the City of San Rafael as generally described in the McNear Ranch Annexation to said City as certified by the Secretary of State on November 3, 1955, said Point San Pedro Road being known as the County Road leading to Santa Venetia, and said common point being the True Point of Beginning of this description;

Thence from said True Point of Beginning *File # 844* and Northeasterly along the present limits line of the City of San Rafael and said limits line being the easterly line of Point San Pedro Road, known as the County Road leading to Santa Venetia, to the point on said easterly line being the easterly terminus of the course described in the aforementioned deed as "thence easterly 965 feet, more or less, to the easterly terminus of the County Road leading to Santa Venetia and passing through the center of that certain parcel of land described in the deed from *Map too big to copy.* to E. B. McNear and recorded August 8, 1950, in Liber 662 of Records of Marin County, California, said northwesterly corner being on the center line of said County Road leading to Santa Venetia, thence leaving said easterly line of Point San Pedro Road westerly along said present limits line 30 feet, more or less, to the point on said center line which point is the Northwesterly corner of that real property conveyed from DFC International to Jerome C. Draper, Jr. and Norma McDonald Draper by deed recorded in Book 3332 at Page 165 of Official Records of Marin County, said point being the intersection of the courses South 23°45' East, 60.73 feet and South 54°22' West, 195.08 feet as described in said deed; thence leaving said present limits line and along the Northerly line of said lands of Draper North 55°31'58" East, 195.202 feet to the most Northwesterly corner of the lands of the County of Marin known as McNears Beach Park as shown and described on the maps recorded in Book 12 of Surveys at page 17 and in Book 15 of Surveys at page 4 of Official Records of Marin County; thence along the Northerly, Easterly and Southerly Boundaries of said Lands of the County of Marin the following courses:

N 55°24'58" E	801.016'
S 45°52'56" E	13.464'
S 19°50'02" E	2474.711'
S 40°50'02" E	479.830'
S 23°59'02" E	593.865'

Dole Annexation
 Description (continued)
 Page 2

S 54°15" W	260.00'
S 65°53'17" W	156.366'
N 46°24'01" W	107.925'
S 87°12'34" W	134.018'
S 69°10'43" W	169.343'
N 75°38'40" W	65.841'
N 88°41'32" W	77.115'
S 75°55'06" W	57.225'
N 33°17'41" W	74.369'
N 7°38'23" E	116.004'
N 23°18'21" E	194.382'
N 35°04'28" E	87.330'
N 27°14'36" E	128.486'
N 44°41'19" W	126.103'
N 55°01'13" W	51.081'
N 55°04'22" W	63.409'
N 44°59'19" W	74.023'
N 69°11'54" W	110.575'
N 89°36'40" W	72.788'
S 59°36'08" W	58.087'
S 58°48'08" W	90.579'
N 71°02'39" W	84.781'
N 27°36'26" W	102.136'
N 43°26'36" W	111.552'
N 82°09'22" W	84.954'
S 64°27'16" W	76.149'
N 85°36'10" W	77.528'
S 87°05'53" W	56.618'
S 59°02'46" W	135.878'
S 51°25'44" W	117.388'
S 57°08'05" W	165.560'
S 50°13'07" W	58.228'
S 69°05'07" W	85.422'
S 59°05'00" W	135.929'
S 56°31'16" W	100.268'
S 45°52'33" W	104.951'
S 31°56'24" W	114.275'
S 37°14'30" W	160.570'
S 37°14'30" W	17.00' ;

and North 39°13'00" West, 105 feet, more or less, to a point on the Southeasterly line of Point San Pedro Road, said line being also the limits line of the City of San Rafael as described in the aforementioned McNear Ranch Annexation; thence along said limits line and along the Southeasterly and Easterly line of Point San Pedro Road Northeasterly and Northerly to the Point of Beginning.

Containing approximately 102 acres.

JD/fv
 8/7/81