

LOCAL AGENCY FORMATION COMMISSION OF MARIN COUNTY

RESOLUTION MAKING DETERMINATIONS AND APPROVING ANNEXATION
SUBJECT TO NOTICE, HEARING AND ELECTION TO THE
LAS GALLINAS VALLEY SANITARY DISTRICT

"LOS RANCHITOS ANNEXATION"

WHEREAS, a proposal for the proposed annexation of certain territory to the Las Gallinas Valley Sanitary District (L.G.V.S.D.), 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 Terry Moore, G. H. Craner and Steve Brett, property owners in the subject area; and

WHEREAS, at the time and in the form and manner prescribed by law, the Executive Officer has given notice of public hearing by this Commission upon said proposal; and

WHEREAS, the public hearing on said proposal was held by this Commission upon the date and at the time and place specified in said notice of public hearing, and all interested persons present were afforded an opportunity to speak and be heard on the matter; 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 the petition of Terry moore, G. H. Craner and Steve Brett 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 202.5 acres, is found to be inhabited and is assigned the following distinctive short form designation: "Los Ranchitos Annexation" to the L.G.V.S.D.

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 L.G.V.S.D., as set forth in Exhibit "B" attached hereto and incorporated herein.

"Los Ranchitos Annexation" Resolution No. 88-1

Section 6. The L.G.V.S.D. is designated as the conducting agency for further proceedings, and the Board of Directors of said District is hereby directed to initiate proceedings in compliance with this resolution, and is authorized to take further proceedings upon said annexation in compliance with applicable provisions of State law.

Section 7. 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 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 14th day of January 1988 by the following vote:

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

NOES:

ABSTAIN:

ABSENT:

Dorothy L. Breiner

ATTEST:

Neil Sorenson
NEIL SORENSON, Executive Officer

DATED: January 15, 1988

REVISED
August 31, 1987

PROPOSED ANNEXATION OF LOS RANCHITOS TO THE LAS GALLINAS VALLEY SANITARY DISTRICT

Legal Description

WEST PARCEL

BEGINNING at a point on the boundary of the Las Gallinas Valley Sanitary District, said point being the most northerly corner of Lot 17, as shown on that certain map entitled "Amended Record of Survey Los Ranchitos Ptn. of Tunnel Ranch Marin County, Calif.," recorded in Book 2 of Surveys at page 116, running thence from said POINT OF BEGINNING along the boundary of the Las Gallinas Valley Sanitary District easterly and southerly to the intersection with the boundary of the San Rafael Sanitation District, said point being on the easterly line of Parcel A as shown on that certain map entitled "Parcel Map Finch Land Division 2258 O.R. 562 Ptn. of Amended Survey of Los Ranchitos Official Surveys Book 2 Page 116 Los Ranchitos, Marin County, California," recorded February 8, 1975 in Book 6 of Parcel Maps at Page 85; thence leaving said Sanitary District boundary and running along said Sanitation District boundary westerly to the most northerly corner of Lot 25, as shown on that certain map entitled "Map of Highland Vista Unit 3 San Rafael, Marin County, California," recorded April 20, 1966 in Book 13 of Maps at page 64; thence leaving said Sanitation District Boundary and running North 60° 38' 40" West 38.3 feet; North 34° 00' 00" East 533.04 feet; North 43° 26' 00" West 15.3 feet; North 29° 21' 00" East 153.87 feet; North 33° 37' 00" East 155.71 feet; North 35° 13' 00" 195.68 feet; South 56° 00' 00" East 126.38 feet; North 21° 57' 00" East 51.12 feet; North 56° 00' 00" West 91.485 feet; thence North 34° 00' 00" East 554.943 feet to the POINT OF BEGINNING.

Containing an area of 158.5 acres, more or less.

EAST PARCEL

BEGINNING at a point on the boundary of the Las Gallinas Valley Sanitary District, said point being the most northeasterly corner of Lot 3, as shown on that certain map entitled "Map of Los Ranchitos Estates Being a Resubdivision of a Portion of Lot 13 and Adjoining Property as shown on "Amended Record of Survey Los Ranchitos-Portion of Tunnel Road° 2 O.S. 116 Marin County, California," recorded in Book 18 of Maps at page 29, running thence from said POINT OF BEGINNING southeasterly along said Sanitary District boundary to its intersection with the boundary of the San Rafael Sanitation District, thence leaving said Sanitary District boundary and running along said Sanitation District Boundary southerly and westerly to its intersection with said boundary of the Las Gallinas Valley Sanitary District, thence leaving said Sanitation District boundary and running northerly along said Sanitary District boundary to the POINT OF BEGINNING.

Containing an area of 44.0 acres, more or less.

EXHIBIT "B"

LAS GALLINAS VALLEY SANITARY DISTRICT

The annexation shall be subject to the following 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.