

LOCAL AGENCY FORMATION COMMISSION OF MARIN COUNTY

RESOLUTION NO. 93-13

RESOLUTION MAKING DETERMINATIONS AND APPROVING A REORGANIZATION INVOLVING ANNEXATIONS TO KENTFIELD FIRE PROTECTION DISTRICT, SANITARY DISTRICT #1 (ROSS VALLEY SANITARY DISTRICT), CSA 17 AND CSA 27

"KING MOUNTAIN ESTATES REORGANIZATION"

WHEREAS, a proposal for the reorganization of certain territory including boundary changes to the Kentfield Fire Protection District, Sanitary District #1 (Ross Valley Sanitary District), CSA 17 and CSA 27, 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 the property owners; 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.

WHEREAS, the Executive Officer has reviewed the proposal and prepared a report, including her recommendations 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 petition, is approved.

Section 2. The boundaries, as set forth in the proposal, are hereby amended to annex the full property into CSA 27 and are as described in Exhibits "A", "B", "C", "D", "E", "F", "G", and "H" attached hereto and by this reference incorporated herein.

Section 3. The territory includes 160 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: "King Mountain Estates Reorganization" annexation to Kentfield Fire Protection District, Sanitary District #1, CSA 17, and CSA 27.

Section 4. The proposal is consistent with the spheres of influence of affected local agencies.

Section 5. Any resolution authorizing the reorganization approved by this resolution shall impose the following terms and conditions:

1. That the boundary be amended to annex the full property into CSA 27.
2. The terms and conditions imposed by the districts as specified in Exhibits "I" and "J" attached hereto and by this reference incorporated herein.

Section 6. The Marin County Board of Supervisors is

designated as the conducting authority for further proceedings, and is hereby directed to initiate proceedings in compliance with this resolution, and is authorized to take further proceedings upon said reorganization in compliance with applicable provisions of State law.

Section 7. In accordance with applicable provisions contained in the adopted Marin Local Agency Formation Commission Environmental Guidelines and Procedures, the County of Marin is the appropriate lead agency, has completed an Environmental Impact Report titled "King Mountain Estates." This document was certified by the County, March 6, 1990. The Marin Local Agency Formation Commission hereby certifies that the Commission has considered said document and finds the report to be adequate as to content.

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 2nd day of December 1993 by the following vote:

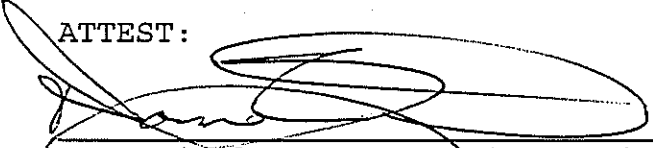
AYES: Commissioners Richardson, Thayer, Williams

NOES: None

ABSENT: Bevis, Giacomini

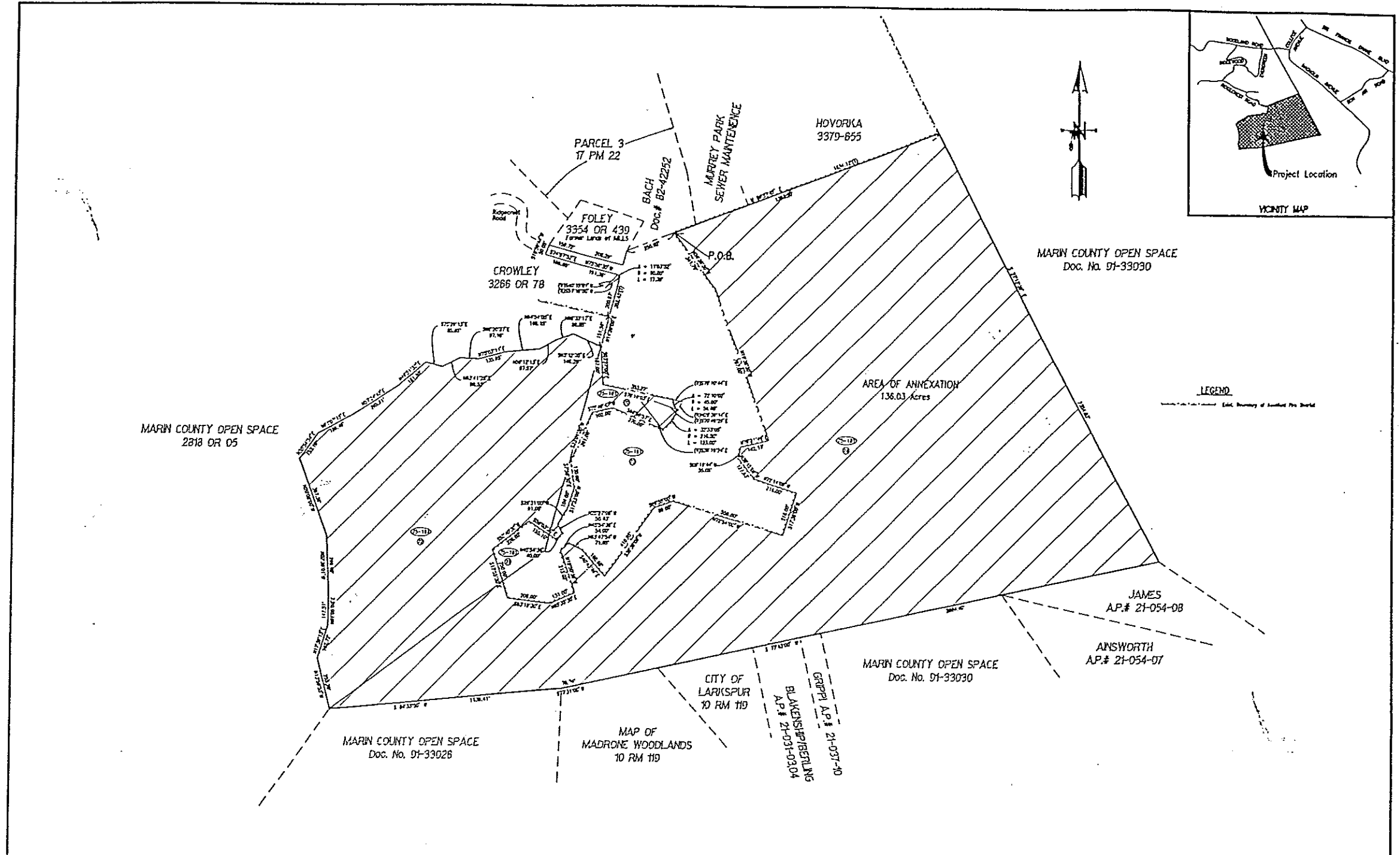

ERWIN WILLIAMS, Chairman

ATTEST:


Dawn Mittleman, Executive Officer

Dated: December 2, 1993

EXHIBIT "A"



NO.	DATE	DESCRIPTION

DRAWN BY:	RW
CHECKED BY:	AGC
DATE:	13 September 1993

CSW
[St]²
CSW/STUBER-STROEH
ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
 790 DeLong Ave., Novato, CA. 94945
 (415) 892-4763 FAX (415) 892-4502

PREPARED UNDER THE DIRECTION OF:

KING MOUNTAIN ESTATES
REORGANIZATION
TO
KENTFIELD FIRE DISTRICT
 MARIN COUNTY

SHEET
1
 CALIFORNIA
 9-2733.2

Date: September 23, 1990
File: 1.361.57

EXHIBIT "B"

**KING MOUNTAIN ESTATES
REORGANIZATION TO KENTFIELD FIRE DISTRICT**

A parcel of land situated in the County of Marin, State of California, more particularly described as follows:

BEGINNING at a point on the most southerly line of Parcel 3, as said parcel is shown on Parcel Map recorded in Book 17 of Parcel Maps at Page 22, Official Records of Marin County, distant thereon north $68^{\circ}57'45''$ east, 250.92 feet from the angle point in the easterly line of the Lands of Mills, as said lands are shown on the Record of Survey, recorded in Book 4 of Surveys at Page 16, Official Records of Marin County, said point of beginning also being on the boundary line of Kentfield Fire District;

thence easterly along said boundary line from said point of beginning north $68^{\circ}57'45''$ east, 1,383.20 feet;

thence leaving said boundary south $27^{\circ}12'39''$ east, 2,354.03 feet;

thence south $77^{\circ}43'00''$ west, 2,884.40 feet;

thence south $77^{\circ}31'00''$ west, 78.74 feet;

thence south $84^{\circ}33'50''$ west, 1,139.41 feet;

thence north $13^{\circ}59'55''$ west, 255.20 feet;

thence north $17^{\circ}39'13''$ east, 162.72 feet;

thence north $01^{\circ}05'03''$ east, 147.51 feet;

thence north $02^{\circ}38'01''$ west, 296.40 feet;

thence north $22^{\circ}08'00''$ west, 397.36 feet;

thence north $35^{\circ}54'54''$ east, 153.10 feet;

thence north $61^{\circ}07'15''$ east, 189.46 feet;

thence north $57^{\circ}24'45''$ east, 265.81 feet;

thence north $49^{\circ}51'32''$ east, 181.50 feet;

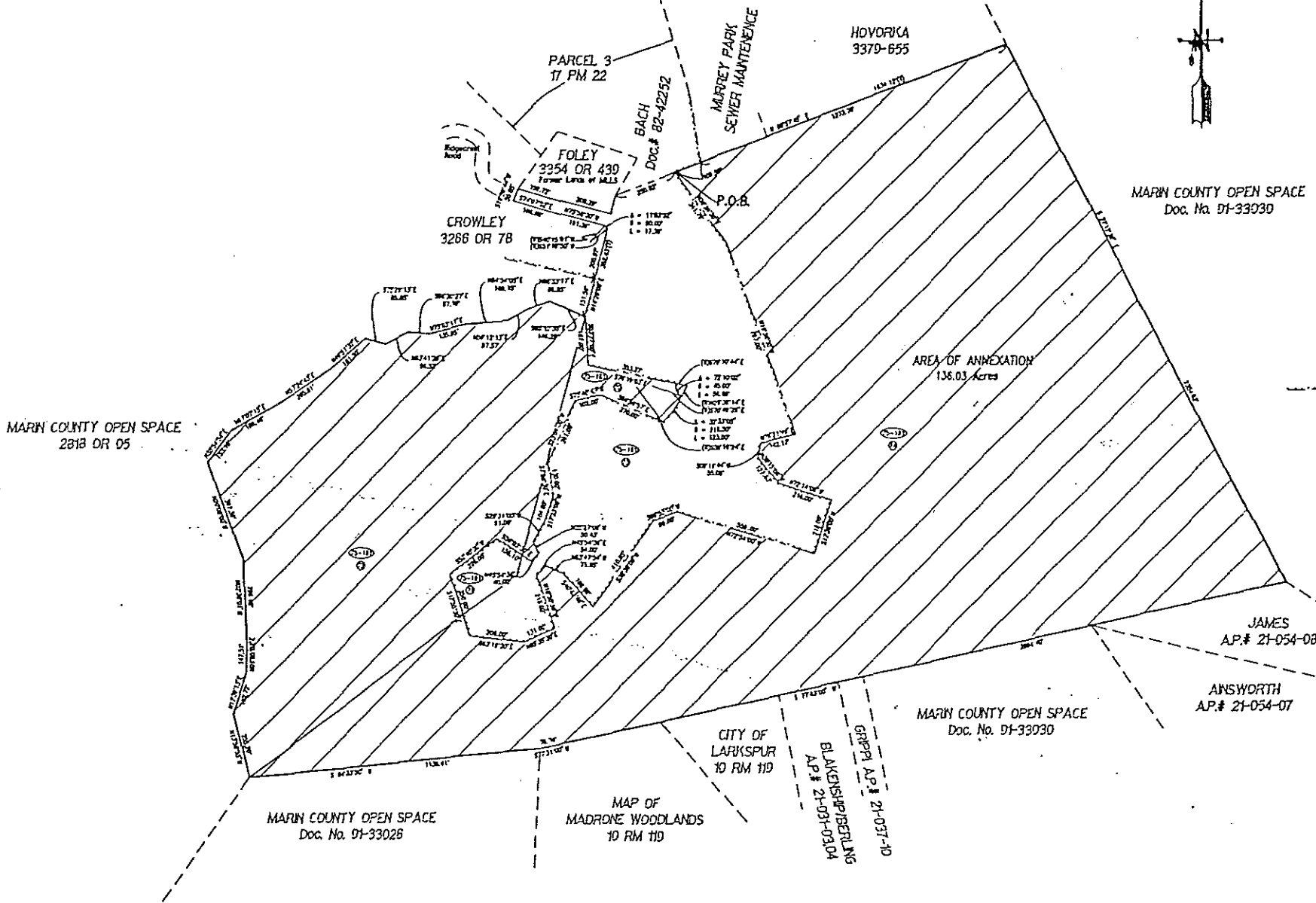
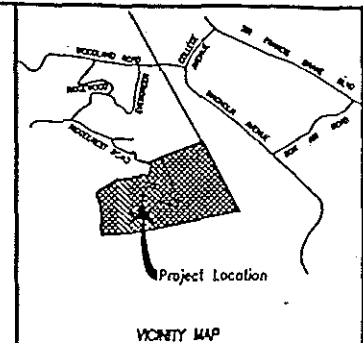
thence south $75^{\circ}29'13''$ east, 85.65 feet;

thence north $63^{\circ}41'28''$ east, 98.52 feet;

thence south $86^{\circ}20'27''$ east, 87.18 feet;

thence north $75^{\circ}03'11''$ east, 135.95 feet;

thence north $84^{\circ}54'05''$ east, 169.15 feet;



LEGEND
 Solid Boundary of Sanitary District No. 1

NO.	DATE	DESCRIPTION	BY	1	DRAWN BY: R/S	DATE: 13 September 1993	CSW [St]² CSW/STUBER-STROEHL ENGINEERING GROUP, INC. CONSULTING ENGINEERS 790 DeLong Ave., Novato, CA, 94945 (415) 892-4763	PREPARED UNDER THE DIRECTION OF:	KING MOUNTAIN ESTATES REORGANIZATION TO ROSS VALLEY SANITARY DISTRICT No. 1	SHEET 1
				2	CHECKED BY: ACC					

Date: September 23, 1993
File: 1.361.57

EXHIBIT "D"

**KING MOUNTAIN ESTATES
REORGANIZATION TO ROSS VALLEY SANITARY DISTRICT NO. 1**

A parcel of land situated in the County of Marin, State of California, more particularly described as follows:

BEGINNING at a point on the most southerly line of Parcel 3, as said parcel is shown on Parcel Map recorded in Book 17 of Parcel Maps at Page 22, Official Records of Marin County, distant thereon north $68^{\circ}57'45''$ east, 250.92 feet from the angle point in the easterly line of the Lands of Mills, as said lands are shown on the Record of Survey, recorded in Book 4 of Surveys at Page 16, Official Records of Marin County, said point of beginning also being on the boundary line of Ross Valley Sanitary District No. 1;

thence easterly along said boundary line from said point of beginning north $68^{\circ}57'45''$ east, 1,383.20 feet;

thence leaving said boundary south $27^{\circ}12'39''$ east, 2,354.03 feet;

thence south $77^{\circ}43'00''$ west, 2,884.40 feet;

thence south $77^{\circ}31'00''$ west, 78.74 feet;

thence south $84^{\circ}33'50''$ west, 1,139.41 feet;

thence north $13^{\circ}59'55''$ west, 255.20 feet;

thence north $17^{\circ}39'13''$ east, 162.72 feet;

thence north $01^{\circ}05'03''$ east, 147.51 feet;

thence north $02^{\circ}38'01''$ west, 296.40 feet;

thence north $22^{\circ}08'00''$ west, 397.36 feet;

thence north $35^{\circ}54'54''$ east, 153.10 feet;

thence north $61^{\circ}07'15''$ east, 189.46 feet;

thence north $57^{\circ}24'45''$ east, 265.81 feet;

thence north $49^{\circ}51'32''$ east, 181.50 feet;

thence south $75^{\circ}29'13''$ east, 85.65 feet;

thence north $63^{\circ}41'28''$ east, 98.52 feet;

thence south $86^{\circ}20'27''$ east, 87.18 feet;

thence north $75^{\circ}03'11''$ east, 135.95 feet;

thence north $84^{\circ}54'05''$ east, 169.15 feet;

Date: September 23, 1993
File: 1.361.57

EXHIBIT "D" (Cont.)

**KING MOUNTAIN ESTATES
REORGANIZATION TO ROSS VALLEY SANITARY DISTRICT NO. 1**

thence north 59°12'13" east, 87.57 feet;

thence north 68°33'17" east, 88.85 feet;

thence south 65°12'35" east, 146.29 feet to the existing boundary of Ross Valley Sanitary District No. 1;

thence along the boundary of said District southerly, easterly, and northerly to the point of beginning.

Said parcel contains 136.03± acres.

Date: September 23, 1995
File: 1.361.57

EXHIBIT "F"

**KING MOUNTAIN ESTATES
REORGANIZATION TO COUNTY SERVICE AREA NO. 17**

A parcel of land situated in the County of Marin, State of California, more particularly described as follows:

BEGINNING at a point on the most southerly line of Parcel 3, as said parcel is shown on Parcel Map recorded in Book 17 of Parcel Maps at Page 22, Official Records of Marin County, distant thereon north $68^{\circ}57'45''$ east, 250.92 feet from the angle point in the easterly line of the Lands of Mills, as said lands are shown on the Record of Survey, recorded in Book 4 of Surveys at Page 16, Official Records of Marin County, said point of beginning also being on the boundary line of County Service Area No. 17;

thence easterly along said boundary line from said point of beginning north $68^{\circ}57'45''$ east, 1,383.20 feet;

thence leaving said boundary south $27^{\circ}12'39''$ east, 2,354.03 feet;

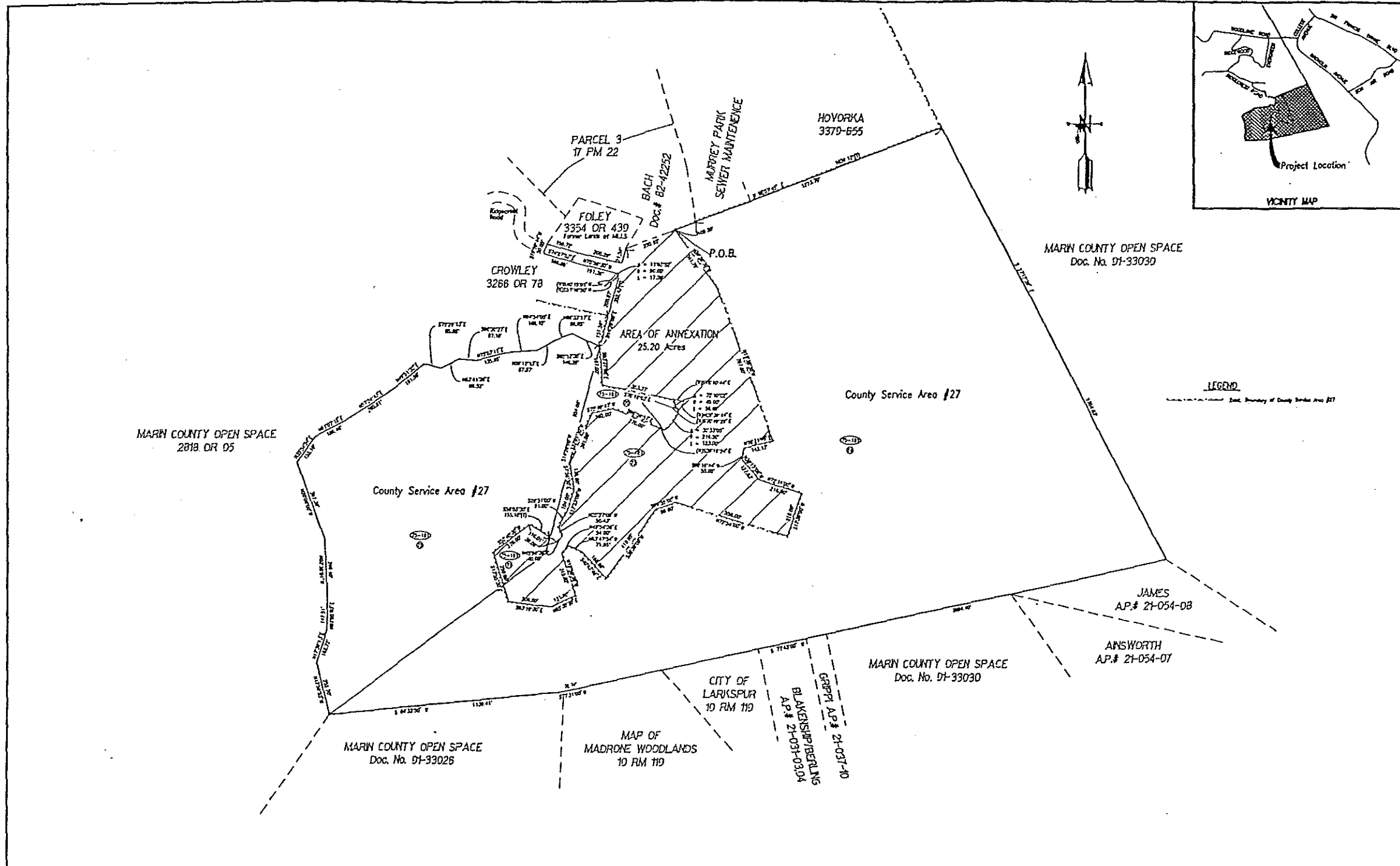
thence south $77^{\circ}43'00''$ west, 2,884.40 feet;

thence south $77^{\circ}31'00''$ west, 78.74 feet;

thence south $84^{\circ}33'50''$ west, 1,139.41 feet to the boundary of the County Service Area No. 17;

thence along the boundary of said Service Area easterly and northerly to the point of beginning.

Said parcel contains 100.28± acres.



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CSW [St]² CSW/STUBER-STROEH ENGINEERING GROUP, INC. CONSULTING ENGINEERS 790 DeLong Ave., Novato, CA. 94945

PREPARED UNDER THE DIRECTION OF:

KING MOUNTAIN ESTATES REORGANIZATION TO

Date: December 9, 1993
 Revised: December 21, 1993
 File: 1.361.57

**KING MOUNTAIN ESTATES
 REORGANIZATION TO COUNTY SERVICE AREA NO. 27**

A parcel of land situated in the County of Marin, State of California, more particularly described as follows:

BEGINNING at a point on the most southerly line of Parcel 3, as said parcel is shown on Parcel Map recorded in Book 17 of Parcel Maps at Page 22, Official Records of Marin County, distant thereon north 68°57'45" east, 250.92 feet from the angle point in the easterly line of the Lands of Mills, as said lands are shown on the Record of Survey, recorded in Book 4 of Surveys at Page 16, Official Records of Marin County, said point of beginning also being on the boundary line of County Service Area No. 27;

thence leaving said boundary line from said point of beginning south 68°57'45" west, 250.92 feet;

thence south 14°28'00" west, 71.54 feet;

thence north 75°58'30" west, 208.29 feet;

thence north 74°07'52" west, 159.72 feet;

thence south 19°59'44" west, 50.05 feet;

thence south 74°07'52" east, 166.65 feet;

thence south 75°58'30" east, 191.36 feet;

thence on a non-tangent curve to the right, whose radius bears south 40°15'01" west and having a radius of 90.00 feet, through a central angle of 11°03'52", a distance of 17.38 feet;

thence south 14°28'00" west, 200.87 feet to the boundary of the County Service Area No. 27;

thence along the boundary of said Service Area generally southerly and easterly to the point of beginning.

Said parcel contains 25.20 acres.

EXHIBIT "I"

KENTFIELD FIRE PROTECTION 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, for 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 will 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.
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 has 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.

ROSS VALLEY SANITARY DISTRICT

The terms and conditions imposed upon said annexation are as follows:

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, for 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 will 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.

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.