

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 22-26

RESOLUTION APPROVING AN ANNEXATION OF 21 & 23 CHURCH STREET TO TOMALES VILLAGE COMMUNITY SERVICES DISTRICT WITH WAIVER OF NOTICE, HEARING AND PROTEST PROCEEDINGS

"Annexation of 21 & 23 Church Street (APN 102-100-01) to Tomales Village Community Services District (LAFCo File #1366)"

WHEREAS Benjamin Hodges, Melissa Omand, and Sarah Hodges, hereinafter referred to as "Property Owners," have filed a validated landowner petition with the Marin Local Agency Formation Commission, hereinafter referred to as "Commission," pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS the proposal seeks Commission approval to annex approximately 13.25 acres of unincorporated land to Tomales Village Community Services District; and

WHEREAS the affected territory represents an entire lot located at 21 & 23 Church Street in Tomales and identified by the County of Marin Assessor's Office as APN 102-100-01 ("Property"); and

WHEREAS the Commission's staff has reviewed the proposal and prepared a report with recommendations; and

WHEREAS the staff's report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

WHEREAS the Commission considered all the factors required by law under Government Code Section 56668 and 56668.3 and adopted local policies and procedures.

WHEREAS the proposal is for an annexation of territory that is uninhabited, and no affected local agency has submitted a written demand for notice and hearing as provided for in Government Code Section 56662(a).

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

Section 1. Approve the proposed annexation of 21 & 23 Church Street (APN 102-100-01) to Tomales Village Community Services District (File #1366) as shown and with the boundaries as depicted and described in Exhibits "A" and "B" attached hereto and incorporated herein by reference.

Section 2. The territory includes 13.25 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: "Annexation of 21 & 23 Church Street (APN 102-100-01) to Tomales Village Community Services District (LAFCo File #1366)."

Section 3. The proposal is consistent with the adopted sphere of influence of Tomales Village Community Services District.

Section 4. As a condition of approval, that a compliant map and legal description are submitted to LAFCo staff within 1 year of the date of approval of this proposal.

Section 5. The Executive Officer is hereby authorized to waive notice and hearing, and protest proceedings and complete the change of organization proceedings.

Section 6. As Lead Agency under CEQA for the proposed annexation of APN 102-100-01 to Tomales Village Community Services District, LAFCo finds that the Project is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319 (a).

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on June 9, 2022 by the following vote:

AYES: McEntee, Kious, Arnold, Rodoni, Coler, Murray, Loder

NOES: _____

ABSTAIN: _____

ABSENT: _____



Sashi McEntee, Chair

ATTEST:



Jason Fried, Executive Officer

APPROVED AS TO FORM:


Malathy Subramanian (Jun 13, 2022 10:59 PDT)

Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 22-26

- a) Exhibit A – Map
- b) Exhibit B – Legal Description

Exhibit A

**Annexation of the Lands of Hodges
To the
Tomales Village Community Services District**

File No. _____

Mapping No. _____

Beginning at the southerly terminus of the course South 00° 38' East 30 feet as described in Exhibit "A" Tomales Community Services District Reorganization Detachment from North Marin County Water District to Tomales Village Service District, Mapping No. 18-98, the Certification of Completion for said Reorganization was recorded November 23, 1999 as Recorder's Document Number 1999-0083822, Marin County Records;

- 1) Thence, along the boundary of the parcel of land conveyed to Benjamin Hodges et al August 28, 2019 as Recorder's Document Number 2019-0031081, Marin County Records and said Reorganization boundary, East 490.0 feet;
- 2) Thence South 154.0 feet;
- 3) Thence West 54.0 feet;
- 4) Thence South 200.0 feet;
- 5) Thence West 325.7 feet;
- 6) Thence South 00° 23' West 100.0 feet;
- 7) Thence, leaving said Reorganization boundary and continuing along the boundary of said Hodges parcel, North 89° 37' West 1004.3 feet;
- 8) Thence North 445.0 feet;
- 9) Thence East 895.0 feet to the point of beginning.

This annexation contains approximately 13.2 acres.

This parcel lies within the Rancho Balsa de Tomales, Village of Tomales, Marin County, California.

1 *Dale White*
6-29-22



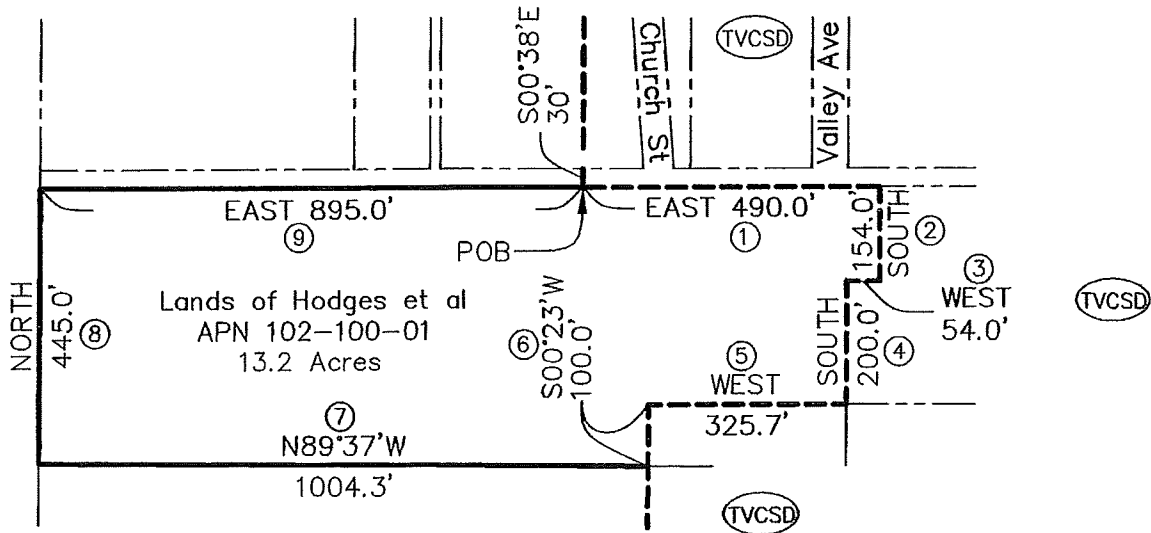
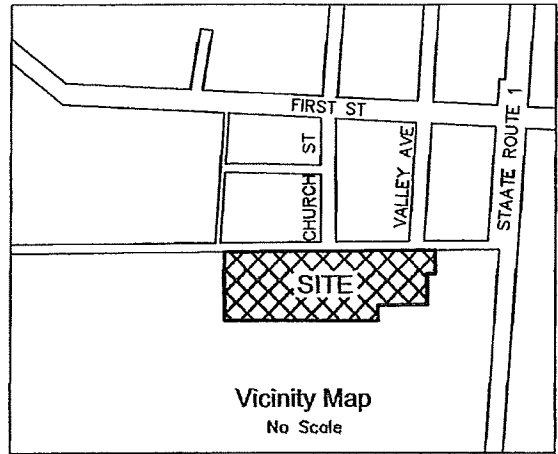
Annexation Parcel Information

Legal Description: That certain parcel of land conveyed to Benjamin Hodges et al by DN 2019-0031081, Marin County Records.

This parcel lies within the Rancho Balsa de Tomales.

Address: 21 and 23 Church Street, Tomales, California.

Assessor's Parcel No. 102-100-01



Legend

- Existing TVCSD Boundary Mapping No. 18-98
- Proposed Annexation Boundary
- Course Number
- Property Line

Abbreviations

- APN Assessor's Parcel No.
- DN Recorder's Document No.
- POB Point of Beginning
- TVCSD Tomales Village Community Services District

White & Prescott
Engineering & Surveying
1400 Grant Avenue
Novato, CA 94945

Dale White
6-29-22



Exhibit B

Mapping No. _____

Annexation of the Lands of Hodges et al
To The
Tomales Village
Community Services District












Resolution 22-26

Final Audit Report

2022-06-14

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