

LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF MARIN

RESOLUTION NO. 83-7

RESOLUTION MAKING DETERMINATIONS AND APPROVING WITH WAIVER OF NOTICE,
HEARING AND ELECTION THE REORGANIZATION INVOLVING ANNEXATION OF
TERRITORY TO THE HOMESTEAD VALLEY SANITARY DISTRICT
AND COUNTY SERVICE AREA NO. 14

FLYING "Y" RANCH REORGANIZATION

WHEREAS, a proposal for a reorganization involving the annexation of certain territory to the Homestead Valley Sanitary District, CSA #14, and Tamalpais Fire Protection District was filed with the Executive Officer of this Commission; and

WHEREAS, said proposal was made in the form of a petition signed by Abigail Walsh, Michael Walsh, and Robert Walsh, property owners, 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 Section 56261 and 56261.1, when an application making 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, as amended, is approved.

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 Homestead Valley Sanitary District and annexation to CSA #14. The Commission amended the proposal deleting therefrom annexation to the Tamalpais Fire Protection District. The territory shall be designated as the "Flying 'Y' Ranch Reorganization."

Section 3. Said territory is found to be uninhabited.

Section 4. Any resolution authorizing the reorganization approved shall impose the Homestead Valley Sanitary District's terms and conditions as set forth in Exhibit B, attached hereto and incorporated herein.

Section 5. The Commission did not annex the subject site to a fire agency suggesting that future property owners will need to decide whether city or district services should be pursued. LAFCo will review a proposal for annexation to one or the other agencies when this decision by Flying "Y" Ranch residents is made.

Section 6. The Marin County Board of Supervisors is designated as the conducting agency for further proceedings, and is hereby directed to initiate such proceedings in compliance with this resolution and is authorized to take such proceedings without notice, hearing, and election as provided by law.

Section 7. Environmental documents relevant to the proposed reorganization have been reviewed and considered by the Commission in making its determination. The County of Marin, as lead agency, has adopted the Flying "Y" Ranch Final Environmental Impact Report. This document adequately responds to Commission issues.

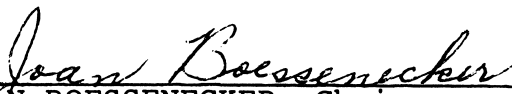
Section 8. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner prescribed in Section 56272 of the Government Code.

PASSED AND ADOPTED by the Local Agency Formation Commission of the County of Marin on this 14th day of July 1983 by the following vote:

AYES: Commissioners Giacomini, McCart, Stockwell, Willmann


NOES: Commissioner Boessenecker

ABSENT: Commissioner Breiner



JOAN BOESSENECKER, Chairman
Marin Local Agency Formation
Commission

ATTEST:



WARREN K. NELSON, Executive Officer

DATE: July 18, 1983

EXHIBIT "A"

FLYING Y RANCH REORGANIZATION

TO

HOMESTEAD VALLEY SANITARY DISTRICT

COUNTY SERVICE AREA 14 - HOMESTEAD VALLEY

Beginning at a point on the westerly boundary of Homestead Valley Sanitary District, Tamalpais Fire Protection District, and County Service Area 14 - Homestead Valley, said point also lying on the easterly line of Sequoia Valley Road and being the most westerly corner of Lot 1, as said Road and Lot are shown on that certain map entitled "Map of Castle Park" recorded in Book 3 of Maps at Page 50, Marin County Records, and running thence along the easterly line of said Road South 39° 06' East 191.89 feet, thence South 5° 06' 123.07 feet, thence South 5° 53' West 375.84 feet, thence South 43° 54' West 151.70 feet, thence South 52° 05' East 198.15 feet, thence South 32° 56' West 309.92 feet, thence leaving the easterly line of said Road and line of said Districts and crossing to a point on the westerly line of said Road North 89° 34' West 59.28 feet, thence leaving said westerly line and running along the southerly, westerly, and northerly line of Lots 48, 34, 49, and 49B as said Lots are shown on that certain map entitled "Map of Marin View Acres" recorded in Book 3 on Maps at Page 49, Marin County Records South 82° 56' West 276.4 feet, thence North 72° West 15.10 feet, thence South 34° 30' West 49.80 feet, thence South 17° 45' West 49.50 feet, thence South 81° 37' 30" West 18.60 feet, thence South 75° 03' West 318.61 feet, thence North 16° 47' West 722.9 feet, thence North 52° 31' East 498.9 feet, thence North 44° 20' East 170 feet, thence North 44° 34' East 73 feet, thence South 45° 26' East 84.87 feet, thence North 44° 34' East 328.34 feet to a point on the westerly line of said Sequoia Valley Road, thence leaving said westerly line and crossing to the easterly line of said Road South 77° 36' 30" East 80.31 feet to the Point of Beginning.

Containing approximately 20.7 acres.

Date: March 25, 1983

EXHIBIT B

TERMS AND CONDITIONS OF HOMESTEAD VALLEY SANITARY DISTRICT

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 a 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.

