

LOCAL AGENCY FORMATION COMMISSION OF MARIN COUNTY

RESOLUTION NO. 76-1

RESOLUTION MAKING DETERMINATIONS AND APPROVING THE ANNEXATION OF
TERRITORY DESIGNATED AS "LOS RANCHITOS AREA A ANNEXATION"
TO THE LAS GALLINAS VALLEY SANITARY DISTRICT

WHEREAS, a proposal for the annexation of certain territory to the Las Gallinas Valley Sanitary District in the County of Marin has been filed with the Executive Officer of this Commission; and

WHEREAS, said proposal was made in the form of a sufficient petition signed by owners of land within the affected territory and requested the initiation of annexation proceedings pursuant to the District Reorganization Act of 1965, Division 1 (commencing with Section 56000) of Title 6 of the Government Code; 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 upon said proposal was held by this Commission upon the date and at the time and place specified in said notice of public hearing and was thereon duly continued to the next regularly scheduled meeting of this Commission,

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

1. Subject to the terms and conditions hereinafter specified, the proposal made by sufficient petition submitted by affected landowners is approved.
2. The boundaries of the territory proposed to be annexed shall be those set forth in Exhibit A attached hereto and incorporated herein; and said territory shall be designated as "Los Ranchitos Area A Annexation", and is found to be inhabited.
3. Any resolution ordering the annexation approved by this resolution shall provide that such annexation is not subject to any terms or conditions.
4. The Las Gallinas Valley Sanitary District is designated as the conducting district for further proceedings; and the Board of Directors of said district is hereby directed to initiate proceedings in compliance with this resolution and the applicable provisions of State law.

5. The environmental documents relevant to the proposed annexation have been reviewed and considered by the Commission in making its final determination.

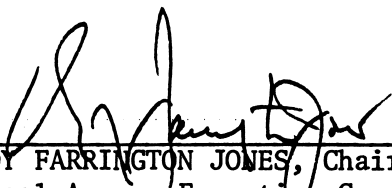
6. The Executive Officer is hereby authorized to mail certified copies of this resolution in the manner and as described in Section 56272 of the Government Code.

PASSED AND ADOPTED by the Marin County Local Agency Formation Commission of this 18th day of February by the following vote:

AYES: Commissioners Arrigoni, Giacomini, Mulryan, Violich and Jones

NOES: None

ABSENT: None



ROY FARRINGTON JONES, Chairman
Local Agency Formation Commission
of the County of Marin

ATTEST:



LARI I. SHEEHAN, Executive Officer

27-75 4209

Legal Description
Annexation of Land of Los Ranchitos (Area A₁)
to
Las Gallinas Valley Sanitary District

That certain real property situate in the County of Marin, State of California, described as follows:

Beginning at a point on the existing boundary line of the Las Gallinas Valley Sanitary District as described in District Annexation No. 1971-1 (Debes), being further described as the most southeasterly corner of the Lands of Pacific Gas and Electric Company as filed in Book 636 of Official Records at Page 309, Marin County Records, said corner also being on the northerly line of the Northwestern Pacific Railroad;

Thence from said point of beginning along said District boundary southerly, 182 feet, more or less, to a concrete monument set in the southerly right-of-way line of the old State Highway from San Rafael to Petaluma, now a County Road, said monument being at Engineer's Station 865+17.56 of said right-of-way;

Thence along said right-of-way North $83^{\circ} 02' 00''$ West, 166.85 feet;

Thence leaving said County Road along a curve to the left whose radius point bears South $6^{\circ} 58' 00''$ West, having a radius of 25.00 feet, through a central angle of $69^{\circ} 34' 20''$, and an arc length of 30.36 feet, to a point on the easterly line of Ranch Road;

Thence along said easterly line South $27^{\circ} 23' 40''$ West, 319.44 feet;

Thence leaving said easterly line and running North $86^{\circ} 03' 50''$ East, 43.00 feet, to a point on the westerly line of that certain parcel of land conveyed to Paul H. Debes, et ux, by Deed recorded in Book 542 of Official Records at Page 238, Marin County Records;

Thence along said westerly line South $4^{\circ} 57' 30''$ West, 114.66 feet;

Thence South $68^{\circ} 49' 00''$ East, 106.28 feet;

Thence South $17^{\circ} 50' 40''$ East, 367.19 feet, to the southwest corner of the lands of Debes as last above described;

Thence leaving said District boundary, South $0^{\circ} 45' 10''$ West, 265.532 feet, to a point on the center line of a 50.0 foot roadway known as Glenside Way;

Thence along said last mentioned center line on a curve to the left whose center bears South $38^{\circ} 53' 34''$ East, having a radius of 60.0 feet, through a central angle of $54^{\circ} 08' 06''$, and an arc length of 56.69 feet;

Thence leaving the center line of said Glenside Way, South $86^{\circ} 58' 20''$ West, 25.0 feet, to a point on the Southerly line of the parcel conveyed to Leonard G. Frederick, et ux, by deed recorded in Book 999 of Official

Records at Page 166, Marin County Records;

Thence along said southerly line, North $84^{\circ} 11' 50''$ West, 99.266 feet;

Thence, South $75^{\circ} 06'$ West, 76.16 feet;

Thence, South $58^{\circ} 42'$ West, 63.34 feet;

Thence, North $71^{\circ} 33'$ West, 40.0 feet, to the southwesterly corner of the property deeded to Frederick as above last referred to;

Thence North $71^{\circ} 33'$ West, 33.32 feet, along the southerly boundary of the certain parcel of land described in the deed from Henry C. Webb, et ux, to John F. Bowman, et ux, recorded in Book 2481 of Official Records, at Page 510, Marin County Records;

Thence South $52^{\circ} 20'$ West, 100.54 feet, along said southerly boundary;

Thence South $12^{\circ} 44'$ East, 98.37 feet, along said easterly line of the lands of Bowman as last above mentioned;

Thence South $6^{\circ} 17'$ West, 45.75 feet, to the southeast corner of the lands conveyed by the San Rafael Land Title Company to Hiram Kylo, et ux, by deed recorded in Book 911 of Official Records at Page 184, Marin County Records;

Thence North $83^{\circ} 01'$ West, 280.37 feet, along the northerly boundary line of that certain parcel of land described in the Deed from San Rafael Land Title Company to Douglas E. Dickie, et ux, recorded in Book 777 of Official Records at Page 505, Marin County Records, to the center line of a 40 foot roadway known as Ranch Road;

Thence along said center line on a curve to the left whose radius point bears North $68^{\circ} 40' 00''$ West, having a radius of 49.305 feet, through a central angle of $34^{\circ} 47' 40''$, and an arc length of 29.942 feet;

Thence North $13^{\circ} 27' 30''$ West, 92.17 feet;

Thence on a curve to the right whose radius point bears North $76^{\circ} 29' 30''$ East, having a radius of 161.589 feet, through a central angle of $13^{\circ} 45' 04''$, and an arc length of 38.762 feet to a point on the southeast corner of the lands conveyed by U. S. Universal, Inc. to Roland R. Nocera, recorded in Book 2696 of Official Records at Page 65, Marin County Records;

Thence leaving said road center line North $89^{\circ} 52' 50''$ West, 20.0 feet;

Thence North $82^{\circ} 04' 30''$ West, 106.133 feet;

Thence South $70^{\circ} 30'$ West, 52.127 feet;

Thence North $49^{\circ} 55' 50''$ West, 185.376 feet, to a point on the southeasterly line of the property described in the Deed to Charles Munz, recorded in Book 665 of Official Records at Page 495, Marin County Records;

Thence along last mentioned line North $63^{\circ} 30'$ East, 139.43 feet to the most southerly corner of that certain tract of land described in Deed from San Rafael Land Company to R. B. Hayhurst, recorded in Book 546 of Official Records at Page 248, Marin County Records;

Thence leaving said point North $30^{\circ} 54'$ West, 347.529 feet, to the center line of a 50 foot road known as Circle Road, as said center line point is described in Deed to William R. Hoard, et ux, recorded in Book 1377 of Official Records at Page 380, Marin County Records;

Thence leaving said center line point North $56^{\circ} 32' 30''$ West, 204.600 feet, to a point in the southeasterly line of the property described in Deed from San Rafael Land Title Company to Robert Edward Oliver, et ux, recorded in Book 553 of Official Records at Page 95, Marin County Records;

Thence along said line North $28^{\circ} 18' 30''$ East, 22.748 feet, to a point on the northeast corner of the parcel described in the last mentioned Deed;

Thence North $61^{\circ} 49'$ West, 315.44 feet, along the northeasterly line of said Oliver property and the northeasterly line of the property described in the Deed to Steve Franzini, et ux, recorded in Book 578 of Official Records at Page 332, Marin County Records;

Thence South $39^{\circ} 07' 50''$ West, 22.0 feet, along the northwesterly line of said Franzini property to the northeast corner of that property described in the Deed to Alfred Racco, et ux, recorded in Book 2573 of Official Records at Page 150, Marin County Records;

Thence North $61^{\circ} 49'$ West, 180 feet, along the northeasterly line of said Racco property to a point on the southeasterly line of that property described in the Deed to W. H. Normandin, et ux, recorded in Book 544 of Official Records at Page 395, Marin County Records;

Thence North $42^{\circ} 30'$ East, 75.0 feet, along the southeasterly line of said property in Deed to Normandin;

Thence North $61^{\circ} 49'$ West, 205.232 feet, to the southeast corner of the property described in the Deed to Charles L. Chiapellone, et ux, recorded in Book 2687 of Official Records at Page 653, Marin County Records;

Thence North $59^{\circ} 33'$ West, 290.625 feet, along the northwesterly line of said Chiapellone property;

Thence North $4^{\circ} 45'$ West, 25.0 feet to a point on the center line of a 50 foot road right-of-way known as Circle Road;

Thence North $4^{\circ} 45'$ West, 25.0 feet, to a point on the northwesterly boundary line of that property described in the Deed to Richard Brooks, et ux, recorded in Book 2372 of Official Records at Page 119, Marin County Records;

Thence leaving said point North $47^{\circ} 17' 20''$ West, 70.0 feet, to the southwest corner of the property in Deed to Jean Beverly Torres, recorded in Book 2441 of Official Records at Page 85, Marin County Records;

Thence North $42^{\circ} 25' 30''$ East, 354.13 feet, to a point on the south-westerly line of a 40 foot right-of-way known as Knoll Way;

Thence North $32^{\circ} 41' 30''$ East, 20.0 feet to the center line of said Knoll Way;

Thence along said center line North $57^{\circ} 18' 30''$ West, 54.144 feet, to the southwest corner of the property described in Deed to Harry C. Brownson, Jr., et ux, recorded in Book 2650 of Official Records at Page 676, Marin County Records;

Thence leaving said road center line and running, North $35^{\circ} 08' 30''$ East, 298.277 feet, to the southerly property line of that property described in Deed to Thomas A. O'Neill, et ux, recorded in Book 2493 of Official Records at Page 630, Marin County Records;

Thence along said southerly line North $50^{\circ} 08' 20''$ West, 174.05 feet, to the easterly line of Knoll Way;

Thence North $56^{\circ} 21' 30''$ West, 20.0 feet to the center line of Knoll Way;

Thence, along said center line on a curve to the left whose center bears North $56^{\circ} 21' 30''$ West, having a radius of 100.0 feet, through a central angle of $14^{\circ} 45' 22''$, and an arc length of 25.758 feet;

Thence leaving said center line South $71^{\circ} 07'$ East, 39.81 feet, to the most southerly corner of Lot 22 as shown on the Amended Record of Survey of Los Ranchitos as recorded in Book 2 of Surveys at Page 116, Marin County Records;

Thence, North $56^{\circ} 44'$ East, 139.92 feet;

Thence, North $55^{\circ} 31' 30''$ East, 107.86 feet;

Thence, North $01^{\circ} 46' 20''$ West, 175.89 feet;

Thence, North $55^{\circ} 32'$ East, 213.83 feet, to a point on the westerly line of Los Ranchitos Road;

Thence running northerly along said Los Ranchitos Road, North $01^{\circ} 23'$ West, 141.343 feet;

Thence, on a curve to the left whose center bears South $88^{\circ} 37'$ West, having a radius of 970 feet, through a central angle of $03^{\circ} 03' 27''$ and an arc length of 51.767 feet, to a point on the existing boundary of the Las Gallinas Valley Sanitary District, said point being further described as the southwest corner of the property described in District's Judson, Annexation 1970-1;

Thence, North $86^{\circ} 26' 56''$ East, 60.00 feet, to a point on the easterly line of Los Ranchito Road, said point also being a point on that property described in District's San Rafael Meadows, Annexation 1962-11;

Thence running southerly along the aforementioned Los Ranchitos Road on a curve to the right whose center point bears South $86^{\circ} 26' 56''$ East, with a radius of 1030.0 feet, through an angle of $2^{\circ} 52' 52''$ and an

arc length of 51.77 feet;

Thence South $1^{\circ} 23'$ East, 269.79 feet;

Thence on a curve to the left whose center point bears North $88^{\circ} 37'$ East, with a radius of 1010.0 feet, through an angle of $44^{\circ} 55' 53''$ and an arc length of 774 feet;

Thence East, 68 feet, more or less, to the center line of the Northwestern Pacific Railroad right-of-way

Thence North $54^{\circ} 07'$ East, 1231 feet, more or less, to the most easterly corner of Lot 90 as shown on the Map of San Rafael Meadows Unit One as recorded in Book 7 of Maps at Page 11, Marin County Records;

Thence North $54^{\circ} 07'$ East, 21.096 feet, to the easterly line of that property described in District's Merrydale Road Area, Annexation 1955-1;

Thence South $30^{\circ} 48'$ East, 600.1 feet, more or less;

Thence North $54^{\circ} 08'$ East, 30.2 feet;

Thence South $30^{\circ} 48'$ East, 150.1 feet;

Thence South $39^{\circ} 26'$ West, 470.9 feet, to the point of beginning.

Containing 73.7 acres, more or less.