

**MARIN LOCAL AGENCY FORMATION COMMISSION**

RESOLUTION \_ **2016-08**

**MAKING DETERMINATIONS AND APPROVING AN ANNEXATION TO  
THE HOMESTEAD VALLEY SANITARY DISTRICT**

“Sequoia Road No. 1 Change of Organization – Homestead Valley Sanitary District”  
(LAFCO File No. 1322)

**WHEREAS**, Homestead Valley Sanitary District has filed a resolution of application 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 approval to annex approximately 0.64 acres of unincorporated land to the Homestead Valley Sanitary District; and

**WHEREAS**, the affected territory represents two recorded lots located at 700 and 726 Sequoia Valley Road identified by the County of Marin Assessor’s Office as 046-231-07; and 046-301-01

**WHEREAS**, the Commission’s Executive Officer has reviewed the proposal and prepared a report with recommendations; and

**WHEREAS**, the Executive Officer’s report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

**WHEREAS**, the Commission heard and fully considered all the evidence presented at a public hearing at a meeting on June 9, 2016;

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

**NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER** as follows:

1. The Commission’s determinations on the proposal incorporate the information and analysis provided in the Executive Officer’s written report presented on June 9, 2016.
2. The Homestead Valley Sanitary District serves as the lead agency for assessing potential impacts of the proposal under the California Environmental Quality Act (CEQA) given the District’s has initiated the annexation proceedings. HVSD has determined the action is a project under CEQA, but qualifies for an exemption under Public Resources Code Section 15319(a) given the territory proposed for annexation is already developed to its maximum extent under existing land use policies. The Commission independently concurs with this determination.

3. The proposal to annex the affected territory to the Homestead Valley Sanitary District is APPROVED with the following boundary amendment:
  - a) Modify the annexation boundary to include two public right-of-ways immediately adjacent to the affected territories along Sequoia Valley Road and Panoramic Highway.
4. The proposal approval is CONDITIONED on the following terms being satisfied within one calendar year – or June 9, 2017 – unless a prior written request for a time extension is received and approved by the Commission.
  - a) Completion of the 30-day reconsideration period provided under Government Code Section 56895.
  - b) An indemnification agreement signed by the applicant in a form approved by Commission Counsel.
  - c) Submittal of a final map and geographic description of the affected territory as designated by the Commission conforming to the requirements of the State Board of Equalization as determined by the County Surveyor's Office.
5. The proposal is assigned the following distinctive short-term designation:

“Sequoia Valley Road No. 1 Change of Organization – Homestead Valley Sanitary District”
6. The affected territory as designated by the Commission is shown in Exhibit “A” and further shown in the geographic description shown in Exhibit “B”.

Note: The map and description will be included upon final recordation. An aerial map has been included as a placeholder in Exhibit A.
7. The affected territory as designated by the Commission is uninhabited as defined in Government Code Section 56046.
8. The Commission waives conducting authority proceedings under Government Code Section 56663.
9. The Homestead Valley Sanitary District utilizes the regular assessment roll of the County of Marin.
10. Upon effective date of the proposal, the affected territory as designated by the Commission will be subject to all previously authorized charges, fees, assessments, and taxes that were lawfully enacted by the Homestead Valley Sanitary District. It will also be subject to all of the rates, rules, regulations, and ordinances of the Homestead Valley Sanitary District.
11. The effective date shall be the date of recordation of the Certificate of Completion.

**PASSED AND ADOPTED** by the Marin Local Agency Formation Commission on June 9, 2017 by the following vote:

AYES: Arnold, Connolly, Baker, Murray, Blanchfield, Murray

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

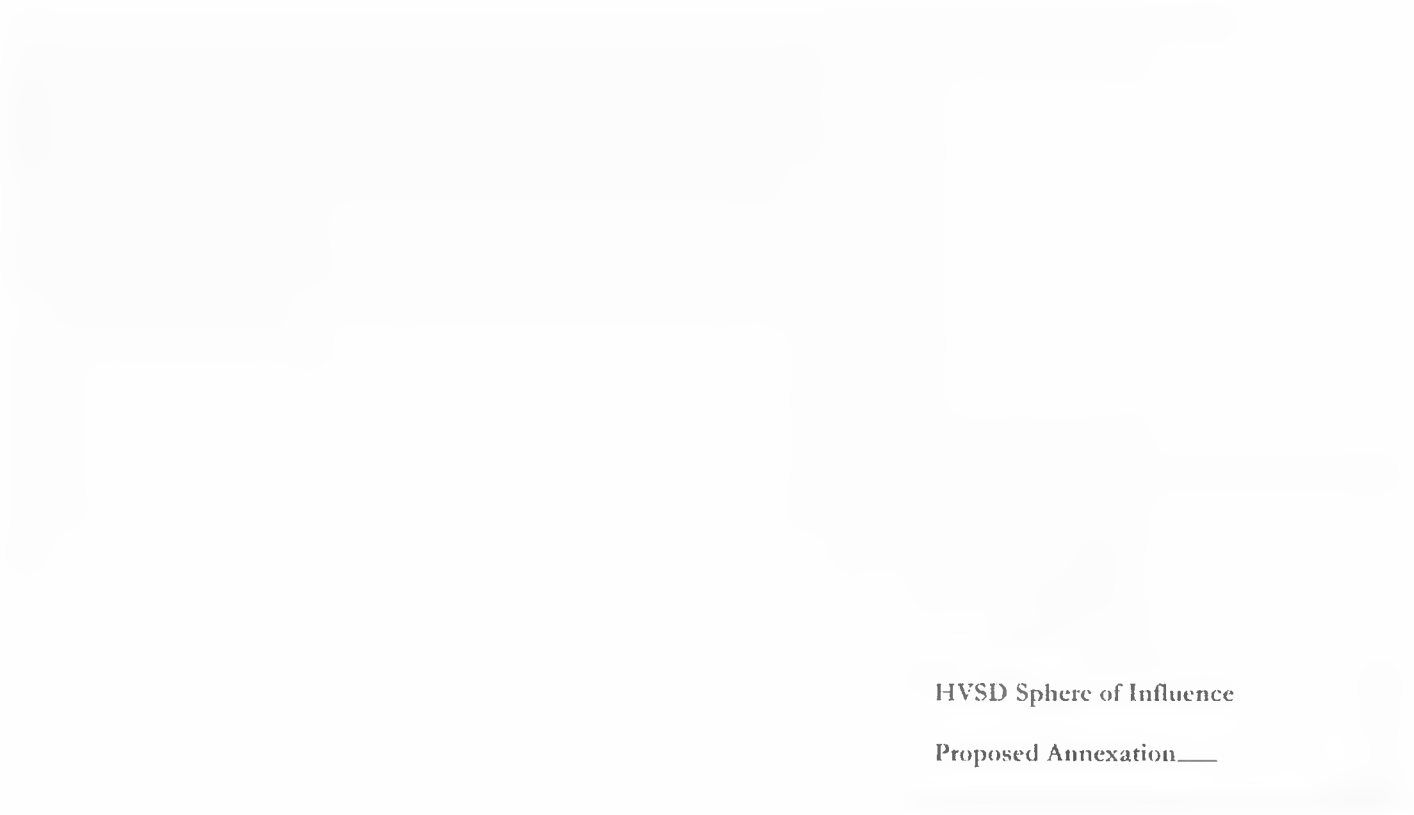


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JEFFRY BLANCHFIELD, Chairperson

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**EXHIBIT A**

**AFFECTED TERRITORY AS DESIGNATED BY THE COMMISSION**



HVSD Sphere of Influence

Proposed Annexation\_\_\_\_