

DATE: December 7, 2007

TO: Members, Local Agency Formation Commission
Interested Agencies and Individuals

FROM: Peter Banning, Executive Officer
Evelyn Ellis, Assistant Planner

SUBJECT: Muir Beach Area Service Review and Sphere of Influence Update

Background

The public hearing for the *Muir Beach Area Service Review and Sphere of Influence Update* was opened at the Commission's October 11, 2007 meeting and continued to the December 13, 2007 meeting to allow time for further comment. The previous staff reports for the study are posted on the Commission's website at <http://lafco.marin.org/reports.cfm>

Comments Received

Staff has received no comment letters from the public or the special districts in the Muir Beach area.

Environmental Review

The draft Resolution 07-31 (Attachment A) attached to this staff report includes a statement of determinations as required by Government Code Section 56425 and direction to staff to issue a Notice of Exemption from the California Environmental Quality Act.

Staff has concluded that under Section 15305 of the State CEQA Guidelines, the recommended Commission actions for this service review and sphere of influence update are exempt from the provisions of the California Environmental Quality Act. This class of exemption applies to minor alterations in land use limitations which do not result in any changes in land use or density. The recommended amendment would add only District-owned property to the District's sphere of influence.

Recommendations

Staff recommends that the Commission receive additional testimony presented at the continued public hearing and take action on the proposed service review findings and sphere of influence recommendations contained in the *Muir Beach Area Service Review and Sphere of Influence Update* report published on October 5, 2007 unless subsequent testimony at the Commission's December 13, 2007 meeting requires further consideration.

Staff recommends that the Commission amend the District's coterminous sphere of influence designation to include the District's well site as shown on the map accompanying the attached resolution.

Recommended actions by resolution:

- 1) Approve Draft Resolution 07-31 Muir Beach Area Municipal Service Review
- 2) Approve Draft Resolution 07-32 Sphere of Influence Muir Beach Community Services District

Respectfully submitted,

Peter Banning, Executive Officer

Evelyn Ellis, Assistant Planner

Attachments:

- A. Draft Resolution 07-31 Muir Beach Area Municipal Service Review
- B. Exhibit A, Statement of Written Determinations, Muir Beach Area Service Review
- C. Draft Resolution 07-32 Sphere of Influence Muir Beach Community Services District