

DATE: May 2, 2008

TO: Members, Local Agency Formation Commission

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

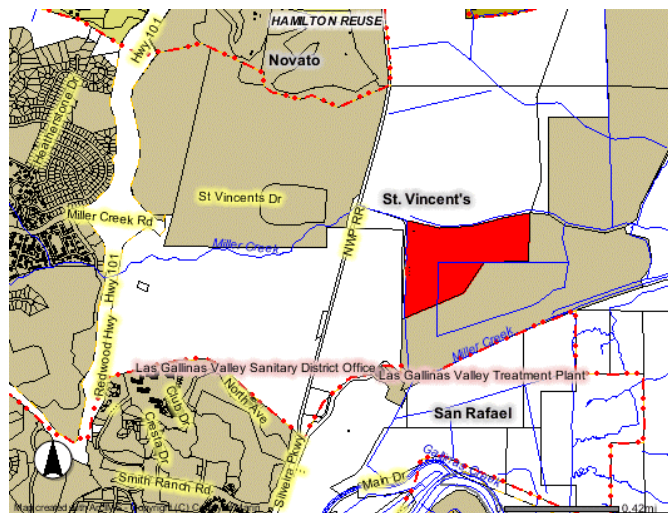
SUBJECT: Executive Officer's Report and Recommendation:  
**Annexation of the Reclamation Lands Area #2 of Las Gallinas Valley  
Sanitary District to Las Gallinas Valley Sanitary District (File #1292)**

### Summary

This proposal has been submitted by resolution of the Las Gallinas Sanitary District requesting annexation of 66.18 acres of the District's property to the District. The District owns the subject property and wishes to annex the territory in order to be released from having to pay property tax on land holdings outside the District's jurisdiction. No development or extension of sewer service is associated with the annexation proposal.

The subject area, shown in red on the map below, is located adjacent to San Pablo Bay, south of Hamilton Airfield and east of St. Vincent's pasture property and is entirely in the County. This project has been determined to be categorically exempt from environmental review by the Las Gallinas Valley Sanitary District.

Staff recommends approval.



**General Information**

<b>Proposal Description:</b>	Annexation of unimproved lands owned by LGVSD to LGVSD.
<b>Proposal Location:</b>	Adjacent to San Pablo Bay, south of Hamilton Airfield and east of St. Vincent's pasture property.
<b>No. of Parcels:</b>	1.
<b>Acres:</b>	66.18 acres.
<b>Development Potential:</b>	None.
<b>Applicants:</b>	Mark Williams, District Manager Las Gallinas Valley Sanitary District 300 Smith Ranch Road, San Rafael, CA 94903
<b>Consent of Property Owner(s):</b>	100%.
<b>Public Hearing Required:</b>	No.
<b>Number of Registered Voters:</b>	None.
<b>City or County:</b>	County.
<b>Assessed Value of Land:</b>	\$0.
<b>Property Tax Exchange:</b>	None.

**Current and Proposed Provision of Services**

	<b><u>Current:</u></b>	<b><u>If Approved:</u></b>
<b>Police:</b>	County	No Change
<b>Fire:</b>	Marin County Fire	No Change
<b>Water:</b>	Marin Municipal Water District	No Change
<b>Sewer:</b>	<b>None</b>	<b>None</b>
<b>Streets:</b>	County	No Change
<b>Planning:</b>	County	No Change

### **Comments of Affected Agencies**

#### **City of San Rafael, Community Development**

The City has “no comment”.

#### **County of Marin, Community Development**

The County General Plan designation for this property is PD (Agriculture and Environmental Resource Area) which allows agriculture and related uses, residential development, education and tourism, places of worship, institutional uses and small-scale hospitality uses (see policy SV-2.5 in Countywide Plan). The zoning is A-2 (Agriculture Limited) which allows commercial agriculture operations; recreation, education and public assembly uses; residential uses; and sale of agricultural products.

#### **Marin Municipal Water District**

The District has “no comment”.

#### **Marin County Committee on School District Organization**

The District has “no comment”.

### **Discussion & Analysis**

The project site is located adjacent to San Pablo Bay, south of Hamilton Airfield and east of St. Vincent’s pasture property, as well as east of U.S. Highway 101 and is within the boundaries of the County.

The District wishes to annex the territory in order to be released from having to pay property tax on land holdings outside the District's jurisdiction. No development or extension of sewer service is associated with the annexation proposal. LGVSD will use this site for irrigation purposes using treated wastewater. The LGVSD irrigates fields in accordance with its Regional Water Quality Board discharge permit to minimize discharge to San Francisco Bay.

The proposed annexation is consistent with the adopted sphere of influence for the Las Gallinas Valley Sanitary District.

### **Environmental Review**

Las Gallinas Valley Sanitary District, acting as lead agency under the California Environmental Quality Act, has determined that this project is exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15320 which provides exemption for projects consisting of changes of organization

where the geographical area in which previously existing powers of local government are not altered.

**Recommendation**

The proposed annexation is consistent with the adopted sphere of influence for the Las Gallinas Valley Sanitary District. Staff recommends approval.

**Recommended Commission Action, by Resolution:**

1. Adopt a resolution making determinations approving the proposed Annexation of the Reclamation Lands Area #2 of Las Gallinas Valley Sanitary District to Las Gallinas Valley Sanitary District (File #1292) as shown on Exhibits A and B.
2. Authorize staff to complete subsequent proceedings pursuant to Government Code §57000 without notice and hearing.

Respectfully submitted,

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Peter V. Banning  
Executive Officer

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Evelyn Ellis  
Assistant Planner