

# Town of Tiburon

## STAFF REPORT



AGENDA ITEM \_\_\_\_\_

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TO: **PLANNING COMMISSION**

FROM: **SCOTT ANDERSON, DIRECTOR OF COMMUNITY DEVELOPMENT**

SUBJECT: **MARIN LOCAL AGENCY FORMATION COMMISSION: SOUTHERN MARIN SERVICE REVIEW AND SPHERE OF INFLUENCE STUDY (PUBLIC REVIEW DRAFT)**

MEETING DATE: **MAY 26, 2004** \_\_\_\_\_

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### BACKGROUND

The Marin Local Agency Formation Commission has released its long-awaited draft report on the updating of Sphere of Influence (SOI) boundaries for Southern Marin. This issue was last discussed by the Planning Commission in April 2002. Please refer to the staff report and minutes for that meeting attached as **Exhibits 1 and 2** for additional background information. The Town Council discussed the matter at its meeting of June 5, 2002; the staff report and minutes from that meeting are attached as **Exhibits 3 and 4**.

### ANALYSIS

LAFCO staff's recommendations are very much as anticipated. Pertinent excerpts from the LAFCO report are attached as **Exhibit 5**. Two principal changes to the Town of Tiburon SOI boundaries are being recommended by LAFCO staff:

- 1) Remove Strawberry (south of Tiburon Boulevard) from the Tiburon SOI for various reasons set forth in the report.
- 2) Remove unincorporated portions of Ring Mountain in public ownership (Ring Mountain Nature Preserve) from the Tiburon SOI because they are undeveloped and will never require urban services.

The Tiburon SOI would continue to include all of the Paradise Drive unincorporated area as well as the Eagle Rock/Bay Vista area. For comparison purposes with the color map in the LAFCO report, the current Tiburon SOI is shown on **Exhibit 6**.

With respect to Paradise Drive, the report states, at p. 84:

The [LAFCO] Commission's actions in reviewing the Tiburon SOI should focus on defining a more probable boundary plan that would remove irregular pockets of unincorporated territory along Paradise Drive and aiding the Town and County in resolving the maintenance cost of Paradise Drive as a barrier to annexation.



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LAFCO staff is also recommending minor amendments to the City of Belvedere SOI on the Boardwalk Shopping Center property and on Corinthian Island (see Exhibit 5, final sheet). In both of these areas, parcels straddle the corporate limit lines of the City of Belvedere and Town of Tiburon. By proposing the SOI changes, LAFCO seeks to encourage the two municipalities to adjust these minor boundary irregularities through movement of corporate limit lines. Past efforts to adjust the boundaries have not been successful, largely due to fiscal concerns and general lack of acknowledgement that a meaningful problem exists with the current arrangement.

### RECOMMENDATION

Staff agrees with LAFCO staff's principal conclusions regarding amendments to the Town of Tiburon's Sphere of Influence boundary. Staff also recommends that the Town's Planning Area boundary proposed in the draft General Plan (which is identical to the SOI boundary shown in Exhibit 6) be revised to correspond to the LAFCO Sphere of Influence boundary as adopted. Staff sees only confusion resulting from a Planning Area boundary that is not coterminous with the SOI boundary.

### EXHIBITS

1. Staff report to Planning Commission for meeting of April 24, 2002.
2. Minutes of Planning Commission meeting of April 24, 2002.
3. Staff report to Town Council for meeting of June 5, 2002.
4. Minutes of Town Council meeting of June 5, 2002.
5. Excerpts from *Southern Marin Service Review and Sphere of Influence Update—Public Review Draft*, dated April 26, 2004.
6. Diagram showing current Town of Tiburon Sphere of Influence boundary.

Lafco soi study report.doc