

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 25-24

RESOLUTION REAFFIRMING THE SPHERE OF INFLUENCE OF THE MARINWOOD COMMUNITY SERVICES DISTRICT AND MAKING WRITTEN DETERMINATIONS

WHEREAS upon determination and adoption of a sphere of influence, the Marin Local Agency Formation Commission is required to periodically review and update adopted spheres of influence for each city and special district not less than once every five years, as necessary, within Marin County under Government Code Section 56425 (g); and

WHEREAS the Deputy Executive Officer has conducted a review of the adopted sphere of influence of local government agencies providing wastewater services, prepared a summary, *San Rafael Area Municipal Service Review*, including his recommendations thereon, the summary having been presented to and considered by this Commission; and

WHEREAS a public hearing by this Commission was held on the *San Rafael Area Municipal Service Review* and this Sphere of Influence Update, and staff's recommendations contained in that report on Thursday, August 14, 2025, and at the hearing, this Commission heard and received all oral and written testimony, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to the proposal and the Executive Officer's report.

NOW, THEREFORE, based upon the information contained in the Executive Officer's report, correspondence from affected agencies and information received during the public hearings, the Marin Local Agency Formation Commission **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

Section 1. The sphere of influence of the Marinwood Community Services District is hereby reaffirmed as shown on Exhibit B attached hereto and incorporated herein by reference, and the Commission makes the written determinations pursuant to Government Code section 56425(e) as provided for in Exhibit A attached hereto and incorporated herein by reference. All currently active powers for the District are listed within the *San Rafael Area Municipal Service Review* within the District's agency profile section.

Section 2. Pursuant to Section 15061(b)(3) of the State CEQA Guidelines, the Commission finds that this review and reaffirming of the sphere of influence of the Marinwood Community Services District is exempt from the provisions of the California Environmental Quality Act because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

Section 3. The Executive Officer is hereby directed to mail copies of this resolution to affected local government agencies in the San Rafael Area Municipal Service area.

PASSED AND ADOPTED by the Marin Local Agency Formation Commission, on October 9, 2025, by the following vote:

AYES: Commissioners Coler, Rodoni, Chu, Kiouss, Murray and Burdo

NOES: _____

ABSTAIN: _____

ABSENT: Lucan

Barbara Coler
Barbara Coler (Oct 10, 2025 15:43:53 PDT)
Barbara Coler, Chair
Marin LAFCo

ATTEST:


Jason Fried, LAFCo Executive Officer

APPROVED AS TO FORM:

Mala Subramanian
Mala Subramanian (Oct 12, 2025 09:12:59 PDT)
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 25-24

- a) Exhibit A - Determinations
- b) Exhibit B - Map

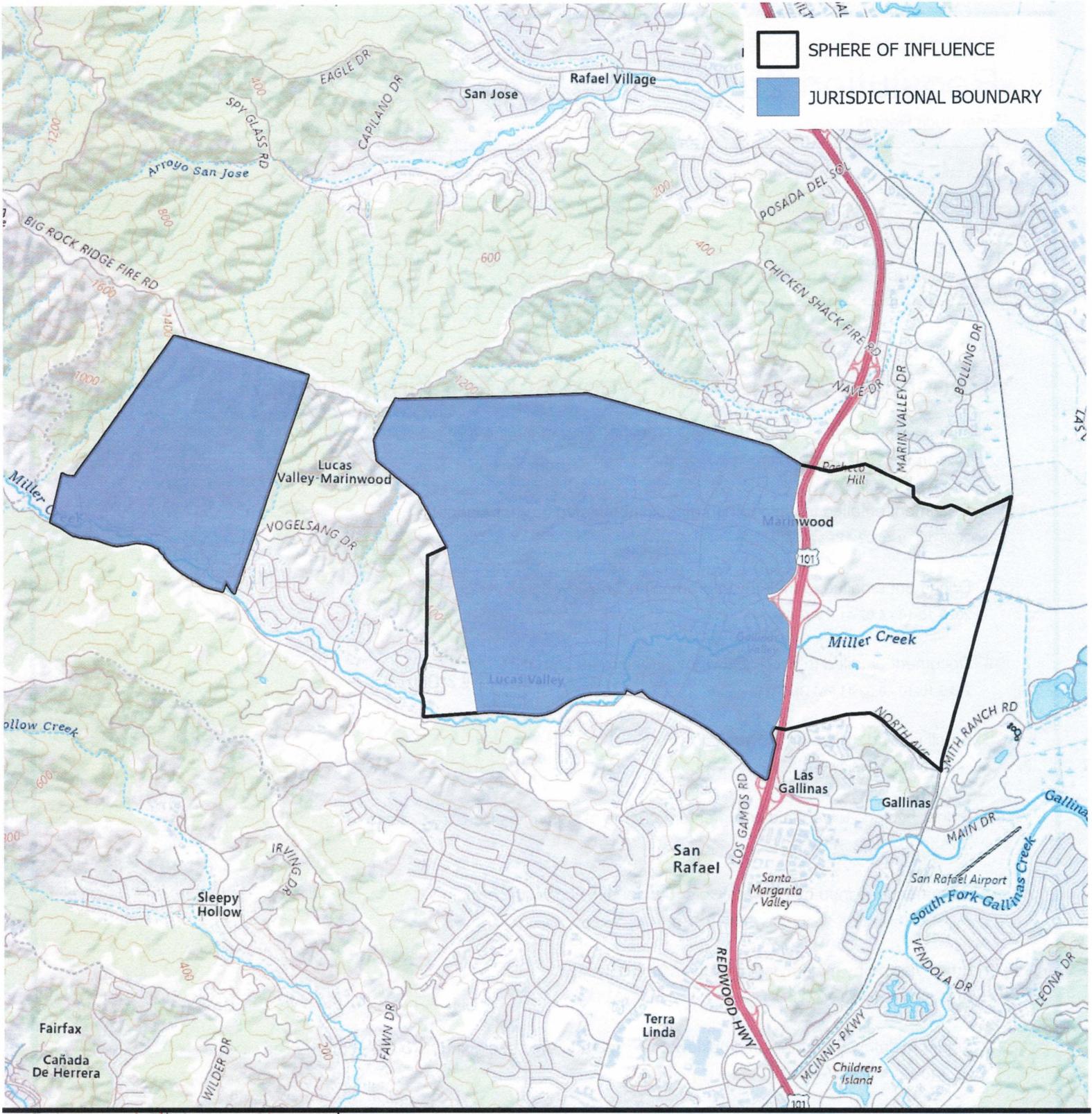
EXHIBIT A

MARINWOOD COMMUNITY SERVICES DISTRICT SPHERE OF INFLUENCE DETERMINATIONS

GOVERNMENT CODE SECTION 56425

- 1) The present and planned land uses in the area, including agricultural and open-space lands.
 - Land uses within Marinwood CSD's existing SOI include Low Density Residential, Open Space, Medium and High Density Residential, Commercial, Public Facility, and Rural Residential, and Agricultural. The majority of the district's current sphere is essentially built out at this time, particularly the apportionment of the sphere that is also within jurisdictional boundaries. The most significant future development opportunity within the sphere is presented in Marin County's identified RHNA site of St. Vincent's. If developed as currently projected, it would stand to increase the population total within the sphere by approximately 34% with all things remaining equal elsewhere within the sphere.
- 2) The present and probable need for public facilities and services in the area.
 - There is an anticipated need for service within the existing SOI area.
 - The SOI is expected to remain unchanged, with no expansions or reductions for Marinwood Community Services District.
 - If the Continued provision of fire protection service within and around the existing SOI eventually presents an unsustainable strain on the district, the Commission should consider all possibilities for alternative governmental structures to aid in relieving the district of this service duty.
 - A plan for a new development at 1501 Lucas Valley Road has recently been approved by the County of Marin for a housing development permit (though the application to subdivide the property into 36 residential lots is still subject to a discretionary approval). The parcel (APN 164-280-35) is 60 total acres with only 7.5 acres approved for development, and has a contiguous southern boundary with an area of the City of San Rafael's jurisdictional boundary and sphere of influence. The parcel also shares a contiguous northern boundary area with the jurisdictional boundary of Marin County Service Area No. 13, to which the Marinwood CSD provides fire protection and emergency response services. As this development progresses, discussions will need to be had to determine which agency will ultimately provide services to this area, in particular, fire protection and emergency response services. While no amendments to the district's sphere of influence are recommended at this time, the district has the capacity and capability to extend services to this area with the understanding that the current agreement with the City of San Rafael remains in place.
- 3) The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
 - Marinwood CSD has the capability and capacity to adequately meet existing service demand and some level of increased future service demand within the existing SOI area. With this said, it is important to note that the combination of difficulties in maintaining fire department staffing levels in conjunction with possible increased future service demand within the SOI could lead to difficulties in maintaining service levels.
- 4) The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the district.

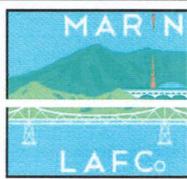
- The community of Upper Lucas Valley has been identified as a social and economic community of interest for the district.
- 5) For an update of a sphere of influence for a district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, that occurs on or after July 1, 2012, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.
- No disadvantaged unincorporated communities have been identified either in or contiguous to the district's current sphere of influence. As the SOI is expected to remain unchanged at this time, should any future annexations or service extensions be proposed, special consideration will be given to any disadvantaged unincorporated communities affected by the annexation, consistent with Government Code section 56375(8)(A) and Marin LAFCo local policy.



 SPHERE OF INFLUENCE
 JURISDICTIONAL BOUNDARY



Marinwood Community Services District Sphere of Influence & Jurisdictional Lands



Reoslution 25-24 - Marinwood SOI Reaffirm

Final Audit Report

2025-10-13

Created:	2025-10-10
By:	claire devereux (cdevereux@marinlafco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAG92ldkmcj4mL9ir7M2UcZ4C9r_2XuiG

"Reoslution 25-24 - Marinwood SOI Reaffirm" History

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2025-10-10 - 6:02:30 PM GMT
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2025-10-10 - 6:02:41 PM GMT
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2025-10-10 - 6:02:41 PM GMT
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2025-10-10 - 6:02:41 PM GMT
-  Email viewed by bcoler@townoffairfax.org
2025-10-10 - 10:43:21 PM GMT
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2025-10-10 - 10:43:51 PM GMT
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Signature Date: 2025-10-10 - 10:43:53 PM GMT - Time Source: server
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2025-10-12 - 4:11:33 PM GMT
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2025-10-12 - 4:12:57 PM GMT
-  Document e-signed by Mala Subramanian (malathy.subramanian@bbklaw.com)
Signature Date: 2025-10-12 - 4:12:59 PM GMT - Time Source: server
-  Email viewed by Jason Fried (jfried@marinlafco.org)
2025-10-13 - 3:38:05 PM GMT

 Document e-signed by Jason Fried (jfried@marinlafco.org)
Signature Date: 2025-10-13 - 3:38:19 PM GMT - Time Source: server

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