

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 07-30

**RESOLUTION MAKING DETERMINATIONS AND APPROVING
REORGANIZATION INCLUDING ANNEXATION TO
CITY OF MILL VALLEY AND DETACHMENT FROM HOMESTEAD VALLEY
SANITARY DISTRICT, ALMONTE SANITARY DISTRICT, SOUTHERN MARIN
FIRE PROTECTION DISTRICT AND COUNTY SERVICE AREA #14
WITH NOTICE, HEARING AND ELECTION**

“Reorganization of the Lands of Von der Werth et al Including Annexation to the City of Mill Valley and Detachment from Homestead Valley Sanitary District, Almonte Sanitary District, Southern Marin Fire Protection District and County Service Area #14 (File #1287)”

WHEREAS, a proposal for the reorganization of certain territory including detachment from Homestead Valley Sanitary District, Almonte Sanitary District, Southern Marin Fire Protection District and County Service Area #14 to be annexed to the City of Mill Valley in the County of Marin has been filed with the Executive Officer of this Local Agency Formation Commission pursuant to Title 5, Division 3, commencing with Section 56000 of the Government Code; and

WHEREAS, said proposal was made in the form of a petition filed by the property owner; and

WHEREAS, at the time and in the form and manner prescribed by law, the Executive Officer has given notice of public hearing by this Commission upon said proposal; and

WHEREAS, the public hearing on said proposal was held by this Commission upon the date and at the time and place specified in said notice of public hearing, and all interested persons present were afforded an opportunity to speak and be heard on this matter.

WHEREAS, the Executive Officer has reviewed the proposal and prepared a report, including a recommendation thereon, the proposal and report having been presented to and considered by this Commission.

NOW THEREFORE, the Marin Local Agency Formation **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

Section 1. The boundaries, as set forth in the proposal, are hereby approved as submitted and are as described in Exhibit “A” and “B” attached hereto and by this reference incorporated herein.

Section 2. The territory includes 5.03 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: "Reorganization of the Lands of Von de Werth et al including Annexation to City of Mill Valley and Detachment from Homestead Valley Sanitary District, Almonte Sanitary District, Southern Marin Fire Protection District and County Service Area #14 (File #1287)".

Section 3. The Executive Officer is hereby authorized to complete reorganization proceedings in the manner prescribed by Section 57000 of the Government Code.

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on this 13th day of December 2007, by the following vote:

AYES: Commissioners Adams, Asbo, Blanchfield, Heller, McGlashan, Rodoni, Slavitz

NOES: None

ABSENT: None



JEFFRY BLANCHFIELD, Chairperson

ATTEST:



PETER V. BANNING, Executive Officer

EXHIBIT "A"

**REORGANIZATION OF THE LANDS OF VON DER WERTH ET AL:
AREA ANNEXING TO THE CITY OF MILL VALLEY & DETACHING FROM
SOUTHERN MARIN FIRE PROTECTION DISTRICT AND CSA 14
[FILE #1287]**

**All that certain real property in the County of Marin, State of California,
Described as follows:**

**Beginning at the most Northerly point of Parcel B as such is shown upon
a map entitled "Parcel Map, Being a Division of Lands of Roe-Beddoe"
filed in Book 6, Page 76, of Parcel Maps, Marin County Recorder, County
of Marin, California, such point being the intersection of courses, N
53°04'00"W and N03°29'00"E, also being a point on the existing City
Limit Boundary of the City of Mill Valley, and proceeding;**

Thence, [1] S53°04'00"E, a distance of 349.86 feet;

Thence, [2] S53°04'00"E, a distance of 83.57 feet;

Thence, [3] S47°54'00"E, a distance of 36.43 feet;

Thence, [4] S47°54'00"E, a distance of 200.00 feet;

Thence, [5] S47°54'00"E, a distance of 50.00 feet;

Thence, [6] S47°54'00"E, a distance of 10.36 feet;

Thence, [7] S47°54'00"E, a distance of 119.65 feet;

Thence, [8] S47°54'00"E, a distance of 85.00 feet;

Thence, [9] S47°54'00"E, a distance of 61.15 feet;

Thence, [10] S47°54'00"E, a distance of 2.47 feet;

Thence, [11] S61°07'00"E, a distance of 28.83 feet;

Thence, [12] S61°07'00"E, a distance of 10.47 feet;

Thence, [13] S61°07'00"E, a distance of 62.22 feet;

Thence, [14] S30°11'00"W, a distance of 150.00 feet;

Thence, [15] N61°07'00"W, a distance of 105.24 feet;

Thence, [16] S46°05'00"W, a distance of 87.50 feet;

Thence, [17] S46°05'00"W, a distance of 185.41 feet;

Thence, [18] S89°39'00"W, a distance of 14.51 feet;

Thence, [19] N46°05'00"E, a distance of 90.96 feet;

Thence, [20] N32°44'00"W, a distance of 208.65 feet;

Thence, [21] S57°16'00"W, a distance of 22.56 feet;

Thence, [22] N32°44'00"W, a distance of 60.00 feet;

Thence, [23] N57°16'00"E, a distance of 40.72 feet;

Thence, [24] N47°54'00"W, a distance of 85.80 feet;

Thence, [25] S57°16'00"W, a distance of 202.53 feet;

Thence, [26] S87°05'00"W, a distance of 20.11 feet;

Thence, [27] N57°16'00"E, a distance of 323.83 feet

Thence, [28] N47°54'00"W, a distance of 209.81 feet;

Thence, [29] N47°54'00"W, a distance of 29.74 feet;

Thence, [30] N53°04'00"W, a distance of 52.78 feet;

Thence, [31] S43°46'00"W, a distance of 289.83 feet;

Thence, [32] N46°42'00"W, a distance of 10.00 feet,
Thence, [33] N43°46'00"E, a distance of 168.93 feet;
to the point of curvature of a non-tangent curve, concave to the west,
having a radius of 12.00 feet a central angle of 71°14'54",
and a chord of 13.98 feet bearing N08°14'11"E;
Thence, [34] Northeast along said curve, a distance of 14.92 feet;
Thence, [35] N26°33'00"W, a distance of 35.00 feet;
Thence, [36] N33°59'00"W, a distance of 35.00 feet;
Thence, [37] N42°26'00"W, a distance of 50.00 feet;
Thence, [38] N18°52'00"E, a distance of 118.69 feet;
Thence, [39] N40°19'00"W, a distance of 44.14 feet;
Thence, [40] N66°15'00"W, a distance of 76.56 feet;
Thence, [41] N03°29'00"E, a distance of 136.05 feet,
to the POINT OF BEGINNING;

Said described tract containing 5.1 Acres, more or less.

For assessment purposes only:

This description of Land is not a legal Property Description, as defined in the Subdivision Map Act, and may not be used as the basis for an offer for sale of the Land described.



Douglas J. Matteson

EXHIBIT "B"

**REORGANIZATION OF THE LANDS OF VON DER WERTH ET AL, INCLUDING
ANNEXATION TO THE CITY OF MILL VALLEY AND DETACHMENT FROM
HOMESTEAD VALLEY AND ALMONTE SANITARY DISTRICTS, SOUTHERN
MARIN FIRE PROTECTION DISTRICT AND CSA 14. [FILE #1287]
AREA DETACHING FROM HOMESTEAD VALLEY SEWER DISTRICT**

**All that certain real property in the County of Marin, State of California,
Described as follows:**

**Beginning at the most Northerly point of Parcel B as such is shown upon
a map entitled "Parcel Map, Being a Division of Lands of Roe-Beddoe"
filed in Book 6, Page 76, of Parcel Maps, Marin County Recorder, County
of Marin, California, such point being the intersection of courses, N
53°04'00"W and N03°29'00"E, also being a point on the existing City
Limit Boundary of the City of Mill Valley, and proceeding;**

Thence, [1] S53°04'00"E, a distance of 349.86 feet;

Thence, [2] S53°04'00"E, a distance of 83.57 feet;

Thence, [3] S47°54'00"E, a distance of 36.43 feet;

Thence, [4] S47°54'00"E, a distance of 200.00 feet;

Thence, [5] S47°54'00"E, a distance of 50.00 feet;

Thence, [6] S47°54'00"E, a distance of 10.36 feet;

Thence, [7] S47°54'00"E, a distance of 119.65 feet;

Thence, [8] S47°54'00"E, a distance of 85.00 feet;

Thence, [9] S47°54'00"E, a distance of 61.15 feet;

Thence, [10] S 46°05'00"W, a distance of 100.24 feet;

Thence, [11] N 47°54'00"W, a distance of 139.01 feet;

Thence, [12] N 47°54'00"W, a distance of 146.93 feet;

Thence, [13] S 57°16'00"W, a distance of 359.09 feet;

Thence, [14] S 87°05'00"W, a distance of 20.11 feet;

Thence, [15] N57°16'00"E, a distance of 323.83 feet;

Thence, [16] N47°54'00"W, a distance of 209.81 feet;

Thence, [17] N47°54'00"W, a distance of 29.74 feet;

Thence, [18] N53°04'00"W, a distance of 52.78 feet;

Thence, [19] S43°46'00"W, a distance of 289.83 feet;

Thence, [20] N46°42'00"W, a distance of 10.00 feet,

Thence, [21] N43°46'00"E, a distance of 168.93 feet;

to the point of curvature of a non-tangent curve, concave to the west,

having a radius of 12.00 feet a central angle of 71°14'54",

and a chord of 13.98 feet bearing N08°14'11"E;

Thence, [22] Northeast along said curve, a distance of 14.92 feet;

Thence, [23] N26°33'00"W, a distance of 35.00 feet;

Thence, [24] N33°59'00"W, a distance of 35.00 feet;

Thence, [25] N42°26'00"W, a distance of 50.00 feet;

Thence, [26] N18°52'00"E, a distance of 118.69 feet;

Thence, [27] N40°19'00"W, a distance of 44.14 feet;

Thence, [28] N66°15'00"W, a distance of 76.56 feet;

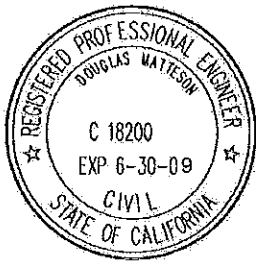
Thence, [29] N03°29'00"E, a distance of 136.05 feet,

to the POINT OF BEGINNING;

Said described tract containing 3.2 Acres, more or less.

For assessment purposes only:

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Douglas J. Matteson

EXHIBIT "C"

REORGANIZATION OF THE LANDS OF VON DER WERTH ET AL: INCLUDING ANNEXATION TO THE CITY OF MILL VALLEY AND DETACHMENT FROM HOMESTEAD VALLEY AND ALMONTE SANITARY DISTRICTS, SOUTHERN MARIN FIRE PROTECTION DISTRICT AND CSA 14. [FILE #1287]

AREA DETACHING FROM ALMONTE SANITARY DISTRICT

All that certain real property in the County of Marin, State of California, Described as follows:

Commencing at the most Northerly point of Parcel B as such is shown upon a map entitled "Parcel Map, Being a Division of Lands of Roe-Beddoe" filed in Book 6, Page 76, of Parcel Maps, Marin County Recorder, County of Marin, California, such point being the intersection of courses, N 53°04'00"W and N03°29'00"E, also being a point on the existing City Limit Boundary of the City of Mill Valley, and proceeding;

Thence, [1] S53°04'00"E, a distance of 433.43 feet;

Thence, [2] S47°54'00"E, a distance of 416.44 feet;

Thence, [3] South47°54'00"East, a distance of 146.15 feet to the true point of beginning;

Thence, [4] South47°54'00"East, a distance of 2.47 feet;

Thence, [5] South61°07'00"East, a distance of 28.83 feet;

Thence, [6] South61°07'00"East, a distance of 10.47 feet;

Thence, [7] South61°07'00"East, a distance of 62.22 feet;

Thence, [8] South30°11'00"West, a distance of 150.00 feet;

Thence, [9] North61°07'00"West, a distance of 105.24 feet;

Thence, [10] South46°05'00"West, a distance of 87.50 feet;

Thence, [11] South46°05'00"West, a distance of 185.41 feet;

Thence, [12] South89°39'00"West, a distance of 14.51 feet;

Thence, [13] North46°05'00"East, a distance of 90.96 feet;

Thence, [14] North32°44'00"West, a distance of 208.65 feet;

Thence, [15] South57°16'00"West, a distance of 22.56 feet;

Thence, [16] North32°44'00"West, a distance of 60.00 feet;

Thence, [17] North57°16'00"East, a distance of 40.72 feet;

Thence, [18] North47°54'00"West, a distance of 85.80 feet;

Thence, [19] North57°16'00"East, a distance of 156.56 feet;

Thence, [20] South47°54'00"East, a distance of 146.93 feet;

Thence, [21] South47°54'00"East, a distance of 139.01 feet;

**Thence, [22] North46°05'00"East, a distance of 100.24 feet;
to the POINT OF BEGINNING;**

Said described tract containing 2.0 acres, more or less

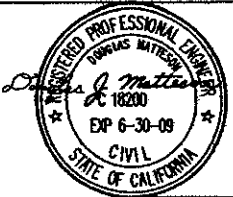
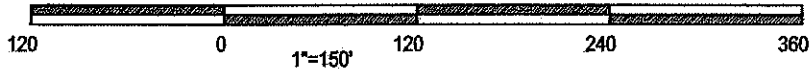
For assessment purposes only:

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Douglas J. Matteson

OWNER: *LAFCO Resolution Number: 07-30*
Mapping Number: 07/07
Al Von der Werth,
et al; 500
 Miller Ave,
 Mill Valley CA



Disclaimer:
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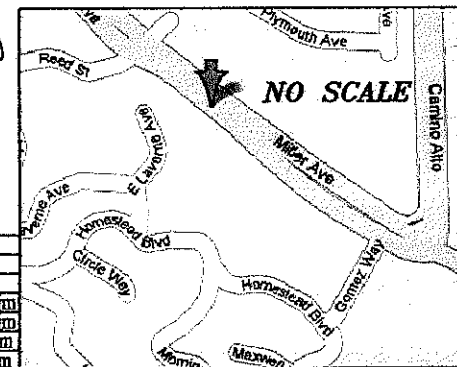
- Existing City Limit Line City of Mill Valley, Southern Marin Fire Protection District, & CSA 14.
- Proposed Annexation to the City of Mill Valley & Detachment from Southern Marin Fire Protection District & CSA 14 File # 1287

Note: This Map is based upon: Existing Official Surveys, Legal Descriptions, and Subdivision Maps

Id	Bearing	Distance
L1	S 53°04'00" E	349.86'
L2	S 53°04'00" E	83.57'
L3	S 47°54'00" E	36.43'
L4	S 47°54'00" E	200.00'
L5	S 47°54'00" E	50.00'
L6	S 47°54'00" E	10.36'
L7	S 47°54'00" E	119.65'
L8	S 47°54'00" E	85.00'
L9	S 47°54'00" E	61.15'
L10	S 47°54'00" E	2.47'
L11	S 61°07'00" E	28.83'
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L14	S 30°11'00" W	150.00'
L15	N 61°07'00" W	105.24'
L16	S 46°05'00" W	87.50'
L17	S 46°05'00" W	185.41'
L18	S 89°39'00" W	14.51'
L19	N 46°05'00" E	90.96'
L20	N 32°44'00" W	208.65'
L21	S 57°16'00" W	22.56'
L22	N 32°44'00" W	60.00'
L23	N 57°16'00" E	40.72'
L24	N 47°54'00" W	85.80'
L25	N 47°54'00" W	10.36'
L26	N 57°16'00" E	106.56'
L27	N 47°54'00" W	209.81'
L28	N 47°54'00" W	29.74'
L29	N 53°04'00" W	52.78'
L30	S 43°46'00" W	128.98'
L31	N 46°42'00" W	10.00'
L32	CURVE C1	
L33	N 26°33'00" W	35.00'
L35	N 33°59'00" W	35.00'
L36	N 42°26'00" W	50.00'
L37	N 18°52'00" E	118.69'
L38	N 40°19'00" W	44.14'
L39	N 66°15'00" W	76.56'
L40	N 03°29'00" E	136.05'
L41		

APN	NAME	ADDRESS
048-071-08	HOLMES, FRED	524 MILLER
048-071-26	HARMAN MGMT	510 MILLER
048-071-30 & 39	UPWERTH R.E. LLC	500 MILLER M.V
048-071-38	" " "	500 MILLER M.V.
048-134-01	HERSHMAN, PATTIE	530 MILLER AVE
048-134-06	MILLER, ARVIN	550 MILLER AVE
048-134-52	COMELLA, CHAS	N/A
048-134-60	COOPERSMITH, JOEL	548 MILLER AVE
048-134-23	NORTHWEST 2000 INC	PO B 6993 BIG BEAR
048-134-27	DAVIS, BETTY	316 MILLER AVE

L32 CURVE DATA				
Id	Delta	Radius	Arc Length	Tangent
C1	71°14'54"	12.00'	14.92'	8.60'

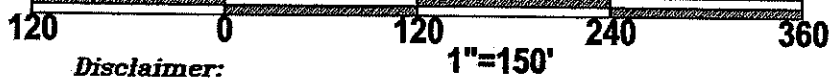


Reorganization of the Lands of Von der Werth et al, Including Annexation to the City of Mill Valley, and Detachment from Southern Marin Fire Protection District, and CSA 14.

ANNEXATION to the CITY OF MILL VALLEY
 JULY 2007
 1"=150'
 DRAWN D.J.M.
 SHEET 1 OF THREE

EXHIBIT 'D'

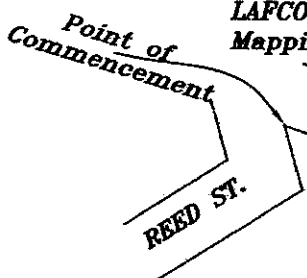
LAFCO Resolution Number: 07-30
 Mapping Number: 07/07



Disclaimer:
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 defined in the Subdivision Map Act and may not be used as
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Note This Map is based upon:
 Existing Official Surveys,
 Legal Descriptions, and Subdivision Maps

OWNER:
 Al Von der Werth,
 et al; 500 Miller Ave,
 Mill Valley CA



L1 S 53°04'00" E
 433.43' [349.86+83.57]

MILLER AVE R/W VARIES
 S 47°54'00" E
 416.44'

DOUGLAS J MATTESON
 C.E. 200 GATE 5 RD
 #210 A SAUSALITO CA
 94965 415 332-7614
 E-MAIL:
 DJMATT@PACBELL.NET



Existing Almonte Sanitary
 District Limits Line.
 Proposed Almonte Sanitary
 District Limits Line.

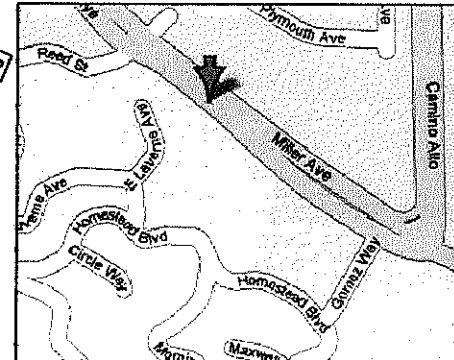
Id	Bearing	Distance
L1	S 53°04'00" E	433.43'
L2	S 47°54'00" E	416.44'
L3	S 47°54'00" E	146.15'
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L9	N 61°07'00" W	105.24'
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L15	S 57°16'00" W	22.56'
L16	N 32°44'00" W	60.00'
L17	N 57°16'00" E	40.72'
L18	N 47°54'00" W	85.80'
L19	N 57°16'00" E	156.56'
L20	S 47°54'00" E	146.93'
L20	S 47°54'00" E	139.01'
L21	N 46°05'00" E	100.24'

Begin Boundary

APN	NAME	ADDRESS
048-134-06	MILLER, ARVIN	550 MILLER AVE
048-134-60	COOPERSMITH, JOEL	548 MILLER AVE
048-134-23	NORTHWEST 2000 INC	PO B 6993 BIG BEAR

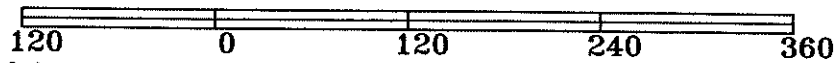


EXHIBIT C-1:
 MAP OF AREA DETACHING
 FROM
 ALMONTE SANITARY DISTRICT.
 LOCATION MAP



Reorganization of the Lands of Von der Werth et al, including Annexation to the City of Mill Valley, and Detachment from Homestead Valley and Almonte Sanitary Districts, Southern Marin Fire Protection District, and CSA 14. Area Detaching from Almonte Sanitary District. F1^a # 1287

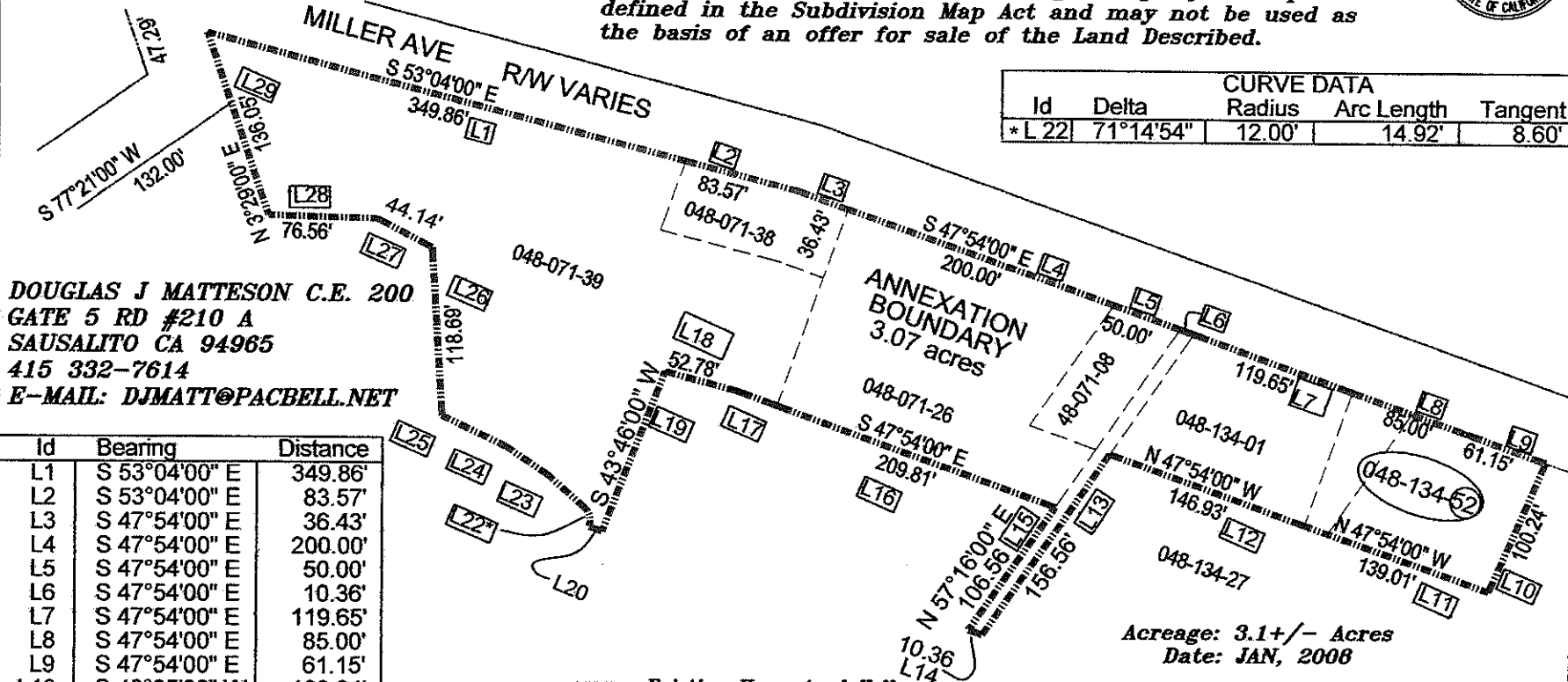
Note This Map is based upon:
 Existing Official Surveys,
 Legal Descriptions, and Subdivision Maps
LAFCO Resolution Number: 07-30
Mapping Number: 07/07



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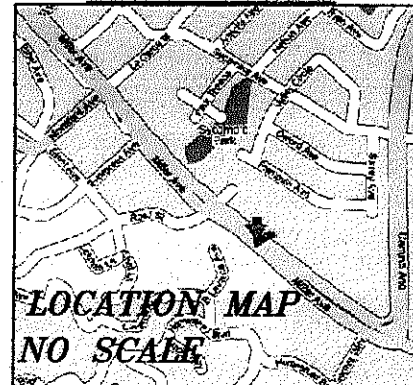


CURVE DATA				
Id	Delta	Radius	Arc Length	Tangent
* L 22	71°14'54"	12.00'	14.92'	8.60'



Id	Bearing	Distance
L1	S 53°04'00" E	349.86'
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L4	S 47°54'00" E	200.00'
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L12	N 47°54'00" W	146.93'
L13	N 57°16'00" E	156.56'
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L21	N 43°46'00" E	168.93'
L23*	S 26°33'00" E	35.00'
L24	N 33°59'00" W	35.00'
L25	N 42°26'00" W	50.00'
L26	N 18°52'00" W	118.69'
L27	NS 40°19'00" E	44.14'
L28	N 66°15'00" W	76.56'
L29	N 3°29'00" E	136.05'

APN	NAME	ADDRESS
048-071-08	HOLMES, FRED	524 MILLER
048-071-26	HARMAN MGMT	510 MILLER
048-071-27	DAVIS BETTY	316 MILLER
048-071-38	UPWERTH REAL ESTATE LLC	POB 790 M.V.
048-071-39	" " " "	" " " "
048-134-01	HERSHMAN, PATTIE	530 MILLER AVE
048-134-52	COMELLA, CHAS	N/A



Reorganization of the Lands of Von der Werth et al, Including
 Annexation to the City of Mill Valley, Area Detaching from
 Homestead Valley Sanitary District File #1287