

LOCAL AGENCY FORMATION COMMISSION OF THE COUNTY OF MARIN

RESOLUTION NO. 84-4

RESOLUTION MAKING DETERMINATIONS AND APPROVING WITH WAIVER OF NOTICE, HEARING AND ELECTION THE REORGANIZATION INVOLVING ANNEXATION OF TERRITORY TO THE LAS GALLINAS VALLEY SANITARY DISTRICT, MARIN MUNICIPAL WATER DISTRICT, AND THE MARINWOOD COMMUNITY SERVICES DISTRICT

"DEERFIELD PARK REORGANIZATION"

WHEREAS, a proposal for a reorganization involving the annexation of certain territory to the Las Gallinas Valley Sanitary District, Marin Municipal Water District and the City of San Rafael has been filed with the Executive Officer of this Commission; and

WHEREAS, said proposal was made in the form of a petition requesting initiation of proceedings pursuant to the District Reorganization Act of 1965, Division 1 (commencing with Section 56000) of the Government Code; and

WHEREAS, in accordance with the Local Agency Formation Commission "Dual Annexation Policy for Non-Contiguous Areas", the Commission requested the comments and policy position of the City Council of the City of San Rafael, which City expressed by written communication their approval for waiving LAFCo's required city annexation policy; and

WHEREAS, the Marinwood Community Services District provides fire protection to Marinwood and to the Upper Lucas Valley residential subdivision; 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 the matter; and

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

Section 1. Subject to the terms and conditions hereinafter specified, the reorganization is approved; however, the proposal is amended to include annexation to the Marinwood Community Services District in lieu of the City of San Rafael.

Section 2. LAFCo's sphere of influence amendment policy, requiring amendment prior to boundary change by, in this case, reorganization, is hereby waived for the Marinwood Community Services District. Waiver is justified based upon the existence of information relating to sphere of influence factors specified by

law and to comply with directory time limits specified in Section 56266 of the California Government Code.

Section 3. The boundaries of the territory proposed for reorganization shall be those set forth in Exhibit A, attached hereto and incorporated herein. The reorganization consists of the following changes or organization:

- A. Annexation to the Las Gallinas Valley Sanitary District
- B. Annexation to the Marin Municipal Water District
- C. Annexation to the Marinwood Community Services District

Section 4. The territory shall be designated as the "Deerfield Park Reorganization."

Section 5. Said territory is found to be uninhabited.

Section 6. Any resolution authorizing the reorganization approved shall impose the Sanitary District's standard terms and conditions as set forth in Exhibit B, attached hereto and incorporated herein. The standard terms and conditions of the Marin Municipal Water District are also to be incorporated herein.

Section 7. The Board of Supervisors of the County of Marin pursuant to Section 56291 of the California Government Code, is designated as the conducting district, is hereby directed to initiate proceedings in compliance with this resolution, and is authorized to take such proceedings with waiver of notice, hearing and election requirements.

Section 8. In accordance with applicable provisions contained in the adopted Marin Local Agency Formation Commission Environmental Guidelines and Procedures, the County of Marin is the appropriate lead agency, has completed an environmental impact report titled "Luiz Ranch FEIR." This document was certified by the Board of Supervisors. The Marin Local Agency Formation Commission hereby affirms that the Commission has considered said document and finds the report to be adequate as to content.


Section 9. The Executive Officer is hereby authorized and directed to mail certified copies of this resolution in the manner prescribed in Section 56272 of the Government Code.

PASSED AND ADOPTED by the Local Agency Formation Commission of the County of Marin on this 9th day of February 1984 by the following vote:

AYES: Commissioners Aramburu, Breiner, McCart, Stockwell and Boessenecker

NOES: None

ABSENT: Commissioner Giacomini


JOAN BOESSENECKER, Chairman
Marin Local Agency Formation Commission

ATTEST:


WARREN K. NELSON, Executive Officer
DATE:

DEERFIELD PARK ANNEXATION FILE NO. 10-84

TO

MARINWOOD COMMUNITY SERVICES DISTRICT

BEGINNING at southwest corner of Lot 281 as said Lot is shown on "Map of Lucas Valley Unit No. 4" recorded in Volume 11 of Maps at page 69, Marin County Records; thence along the northerly and westerly boundary of Lands described in Deed to County of Marin, recorded in Volume 1917 at page 515, Marin County Records, on a curve to the right, the center of which bears N 30° 55' 23" E 398.50 feet through a central angle of 23° 55' 00" for an arc distance of 166.34 feet, N 30° 34' 56" W 200.80 feet and S 18° 07' 58" W 277.31 feet to the northerly line of Lucas Valley Road; thence along said northerly line the following courses N 53° 23' 46" W 3.83 feet, S 85° 08' 14" W 210.43 feet, N 69° 57' 46" W 207.25 feet, N 55° 03' 46" W 234.56 feet, N 62° 36' 46" W 379.36 feet, N 47° 43' 46" W 251.90 feet, N 52° 23' 46" W 365.12 feet, N 22° 28' 46" W 317.13 feet, N 79° 00' 46" W 346.97 feet, N 86° 46' 46" W 388.44 feet, S 60° 30' 14" W 208.87 feet, S 72° 25' 04" W 82.90 feet, N 87° 43' 24" W 73.07 feet, S 25° 59' 13" W 6.42 feet, N 65° 09' 46" W 280.17 feet, N 75° 25' 46" W 238.14 feet, N 81° 41' 46" W 504.73 feet, and N 57° 33' 46" W 58.27 feet to the southeast corner of the Lands described in Deed to T. McNamara recorded in Volume 2530 at page 614, Marin County Records; thence along the easterly line of said Lands of McNamara the following courses N 4° 04' 08" E 253.35 feet, N 13° 19' 28" W 317.90 feet, N 9° 13' 45" W 196.73 feet, N 6° 10' 26" E 82.37 feet, N 8° 58' 21" E 295.21 feet and N 6° 45' 42" E 295.88 feet to the southeast corner of the Lands described in Deed to L. Grady recorded in Volume 3134 at page 499, Marin County Records; thence along the easterly line of said Lands of Grady, N 31° 44' 31" E 4276.59 feet to the Rancho Line between Rancho Nicasio and Rancho San Pedro Margarita Y Las Gallinas; thence along said Rancho Line S 53° 20' 16" E 721.06 feet and S 75° 12' 02" E 2877.25 feet to the northwest corner of Lands described in Deed to the County of Marin in Volume 2593 at page 101, Marin County Records; thence along the westerly line of said Lands of County of Marin S 17° 52' 56" W 4142.84 feet to the northwest corner of the above mentioned "Map of Lucas Valley Unit No. 4"; thence along westerly line of said Subdivision S 17° 49' 00" W 1335.97 feet to the POINT OF BEGINNING.

Containing 505.07 acres.

DATE: 5-18-84

DEERFIELD PARK ANNEXATION FILE NO. 10-84

TO

LAS GALLINAS VALLEY SANITARY DISTRICT

BEGINNING at a point on the existing boundary of the Las Gallinas Valley Sanitary District, said point being the southwest corner of Lot 281 as said Lot is shown on "Map of Lucas Valley Unit No. 4" recorded in Volume 11 of Maps at page 69, Marin County Records; thence along the northerly and westerly boundary of Lands described in Deed to County of Marin, recorded in Volume 1917 at page 515, Marin County Records, on a curve to the right, the center of which bears N 30° 55' 23" E 398.50 feet through a central angle of 23° 55' 00" for an arc distance of 166.34 feet, N 30° 34' 56" W 200.80 feet and S 18° 07' 58" W 277.31 feet to the northerly line of Lucas Valley Road; thence along said northerly line the following courses N 53° 23' 46" W 3.83 feet, S 85° 08' 14" W 210.43 feet, N 69° 57' 46" W 207.25 feet, N 55° 03' 46" W 234.56 feet, N 62° 36' 46" W 379.36 feet, N 47° 43' 46" W 251.90 feet, N 52° 23' 46" W 365.12 feet, N 22° 28' 46" W 317.13 feet, N 79° 00' 46" W 346.97 feet, N 86° 46' 46" W 388.44 feet, S 60° 30' 14" W 208.87 feet, S 72° 25' 04" W 82.90 feet, N 87° 43' 24" W 73.07 feet, S 25° 59' 13" W 6.42 feet, N 65° 09' 46" W 280.17 feet, N 75° 25' 46" W 238.14 feet, N 81° 41' 46" W 504.73 feet, and N 57° 33' 46" W 58.27 feet to the southeast corner of the Lands described in Deed to T. McNamara recorded in Volume 2530 at page 614, Marin County Records; thence along the easterly line of said Lands of McNamara the following courses N 4° 04' 08" E 253.35 feet, N 13° 19' 28" W 317.90 feet, N 9° 13' 45" W 196.73 feet, N 6° 10' 26" E 82.37 feet, N 8° 58' 21" E 295.21 feet and N 6° 45' 42" E 295.88 feet to the northeast corner of said McNamara property, thence leaving said McNamara property S 73° 00' 00" E 400.00 feet, S 1° 00' 00" W 375.00 feet, S 56° 00' 00" E 450.00 feet, S 82° 30' 00" E 150.00 feet, S 61° 30' 00" E 115.00 feet, N 75° 00' 00" E 185.00 feet, S 14° 30' 00" E 90.00 feet, S 74° 00' 00" E 55.00 feet, S 14° 00' 00" W 130.00 feet, S 79° 30' 00" E 100.00 feet, S 12° 30' 00" E 225.00 feet, N 76° 00' 00" E 240.00 feet, S 82° 30' 00" E 240.00 feet, S 25° 00' 00" E 90.00 feet, S 68° 00' 00" E 110.00 feet, S 87° 30' 00" E 80.00 feet, N 10° 00' 00" W 140.00 feet, N 47° 00' 00" E 165.00 feet, S 58° 00' 00" E 125.00 feet, N 25° 30' 00" E 205.00 feet, N 45° 00' 00" E 100.00 feet, S 65° 30' 00" E 275.00 feet, S 3° 00' 00" E 250.00 feet, S 40° 30' 00" E 260.00 feet, N 70° 30' 00" E 135.00 feet, N 2° 00' 00" E 190.00 feet, N 22° 30' 00" E 200.00 feet, S 71° 00' 00" E 70.00 feet, South 250.00 feet, S 58° 30' 00" E 125.00 feet, S 14° 00' 00" E 235.00 feet, S 58° 00' 00" E 300.00 feet, S 3° 00' 00" E 125.00 feet, S 75° 00' 00" E 85.00 feet, N 3° 00' 00" E 420.00 feet, N 8° 00' 00" E 180.00 feet, N 80° 00' 00" E 200.00 feet, N 29° 00' 00" E 320.00 feet, N 9° 00' 00" W 170.00 feet, N 35° 30' 00" E 228.47 feet, S 69° 00' 00" E 442.31 feet to the westerly boundary of lands described in Deed to the County of Marin in Volume 2593 at page 101, Marin County Records, thence along the westerly line of said lands of County of Marin S 17° 52' 56" W 703.28 feet to the existing boundary of Las Gallinas Valley Sanitary District, thence along said boundary S 17° 49' 00" E 1335.97 feet to the POINT OF BEGINNING.

Containing 100.42 acres

Date: 5-18-84

DEERFIELD PARK ANNEXATION FILE NO. 10-84

TO

MARIN MUNICIPAL WATER DISTRICT

BEGINNING at a point on the existing boundary of the Marin Municipal Water District, said point being the southwest corner of Lot 281 as said Lot is shown on "Map of Lucas Valley Unit No. 4" recorded in Volume 11 of Maps at page 69, Marin County Records; thence along the northerly and westerly boundary of Lands described in Deed to County of Marin, recorded in Volume 1917 at page 515, Marin County Records, on a curve to the right, the center of which bears N 30° 55' 23" E 398.50 feet through a central angle of 23° 55' 00" for an arc distance of 166.34 feet, N 30° 34' 56" W 200.80 feet and S 18° 07' 58" W 277.31 feet to the northerly line of Lucas Valley Road; thence along said northerly line the following courses N 53° 23' 46" W 3.83 feet, S 85° 08' 14" W 210.43 feet, N 69° 57' 46" W 207.25 feet, N 55° 03' 46" W 234.56 feet, N 62° 36' 46" W 379.36 feet, N 47° 43' 46" W 251.90 feet, N 52° 23' 46" W 365.12 feet, N 22° 28' 46" W 317.13 feet, N 79° 00' 46" W 346.97 feet, N 86° 46' 46" W 388.44 feet, S 60° 30' 14" W 208.87 feet, S 72° 25' 04" W 82.90 feet, N 87° 43' 24" W 73.07 feet, S 25° 59' 13" W 6.42 feet, N 65° 09' 46" W 280.17 feet, N 75° 25' 46" W 238.14 feet, N 81° 41' 46" W 504.73 feet, and N 57° 33' 46" W 58.27 feet to the southeast corner of the Lands described in Deed to T. McNamara recorded in Volume 2530 at page 614, Marin County Records; thence along the easterly line of said Lands of McNamara the following courses N 4° 04' 08" E 253.35 feet, N 13° 19' 28" W 317.90 feet, N 9° 13' 45" W 196.73 feet, N 6° 10' 26" E 82.37 feet, N 8° 58' 21" E 295.21 feet and N 6° 45' 42" E 295.88 feet to the northeast corner of said McNamara property, thence leaving said McNamara property S 73° 00' 00" E 400.00 feet, S 1° 00' 00" W 375.00 feet, S 56° 00' 00" E 450.00 feet, S 82° 30' 00" E 150.00 feet, S 61° 30' 00" E 115.00 feet, N 75° 00' 00" E 185.00 feet, S 14° 30' 00" E 90.00 feet, S 74° 00' 00" E 55.00 feet, S 14° 00' 00" W 130.00 feet, S 79° 30' 00" E 100.00 feet, S 12° 30' 00" E 225.00 feet, N 76° 00' 00" E 240.00 feet, S 82° 30' 00" E 240.00 feet, S 25° 00' 00" E 90.00 feet, S 68° 00' 00" E 110.00 feet, S 87° 30' 00" E 80.00 feet, N 10° 00' 00" W 140.00 feet, N 47° 00' 00" E 165.00 feet, S 58° 00' 00" E 125.00 feet, N 25° 30' 00" E 205.00 feet, N 45° 00' 00" E 100.00 feet, S 65° 30' 00" E 275.00 feet, S 3° 00' 00" E 250.00 feet, S 40° 30' 00" E 260.00 feet, N 70° 30' 00" E 135.00 feet, N 2° 00' 00" E 190.00 feet, N 22° 30' 00" E 200.00 feet, S 71° 00' 00" E 70.00 feet, South 250.00 feet, S 58° 30' 00" E 125.00 feet, S 14° 00' 00" E 235.00 feet, S 58° 00' 00" E 300.00 feet, S 3° 00' 00" E 125.00 feet, S 75° 00' 00" E 85.00 feet, N 3° 00' 00" E 420.00 feet, N 8° 00' 00" E 180.00 feet, N 80° 00' 00" E 200.00 feet, N 29° 00' 00" E 320.00 feet, N 9° 00' 00" W 170.00 feet, N 35° 30' 00" E 228.47 feet, S 69° 00' 00" E 442.31 feet to the existing boundary of Marin Municipal Water District, thence along said boundary S 17° 52' 56" W 703.28 feet and S 17° 49' 00" W 1335.97 feet to the POINT OF BEGINNING.

Containing 100.42 acres

Date 5-18-84