

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 03-19

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

"Reorganization of the Lands of Lucas Valley Ranch Capital Partners LLC
(Including Annexations to Marin Municipal Water District,
Las Gallinas Valley Sanitary District, and Marinwood Community Services District)
(File #1247)"

WHEREAS, a proposal for the reorganization of certain territory including annexations to Las Gallinas Valley Sanitary District, Marin Municipal Water District and Marinwood Community Services District 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.

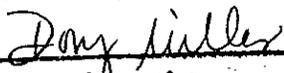
WHEREAS, the Executive Officer has reviewed the proposal and prepared a report, including a recommendation thereon, the proposal and report having been presented to and considered by this Commission.

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.

The foregoing instrument is a correct copy of the original on record in the office of the Local Agency Formation Commission of the County of Marin, State of California.

By



Section 2. The territory includes 12.29 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: "Reorganization of the Lands of Lucas Valley Ranch Capital Partners LLC (Including Annexations to Las Gallinas Valley Sanitary District, Marin Municipal Water District and Marinwood Community Service District) (File #1247)".

Section 3. The proposal is consistent with the adopted spheres of influence of Marin Municipal Water District, Las Gallinas Valley Sanitary District and the Marinwood Community Services District, the sphere of influence of the Marinwood Community Services District having been previously amended as part of these proceedings.

Section 4. The proposed reorganization is approved subject to the following condition:

Reorganization proceedings shall not be completed prior to the transfer of an open space easement to the Real Estate Division of the Marin County Department of Public Works restricting development potential in the area subject to this reorganization to a maximum of two residential units.

Section 5. 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 9th day of October, 2003, by the following vote:

AYES: Commissioners Adams, Chapman, Heller and Slavitz

NOES: Commissioners Blanchfield and Rodoni

ABSENT: Commissioner Rose



JEFFRY BLANCHFIELD, Chairperson

ATTEST:

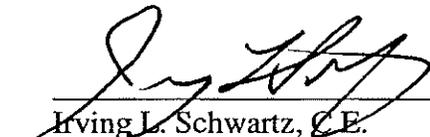

PETER V. BANNING, Executive Officer

**REORGANIZATION OF THE LANDS OF
LV RANCH CAPITAL PARTNERS, LLC
(INCLUDING ANNEXATION TO
LAS GALLINAS SANITARY DISTRICT,
MARIN MUNICIPAL WATER DISTRICT AND
MARINWOOD COMMUNITY SERVICES DISTRICT)
(FILE# 1247) MAPPING NO. 05/03**

BEGINNING AT a point on the existing boundary of the Las Gallinas Valley Sanitary District, Marin Municipal Water District and Marinwood Community Services District, said point also being the southeasterly corner of the Lands of LV Ranch Capital Partners, LLC as described in the deed recorded under Document No. 2003-0037934, Marin County Records, and also shown on the Record of Survey entitled, "Lands of McNamara" filed in Book 25 of Surveys at Page 100, said point also being on the original northerly right of way line of Lucas Valley Road as shown on the map entitled "Lucas Valley Estates Unit Six" filed in Book 20 of Maps at Page 91, Marin County Records;

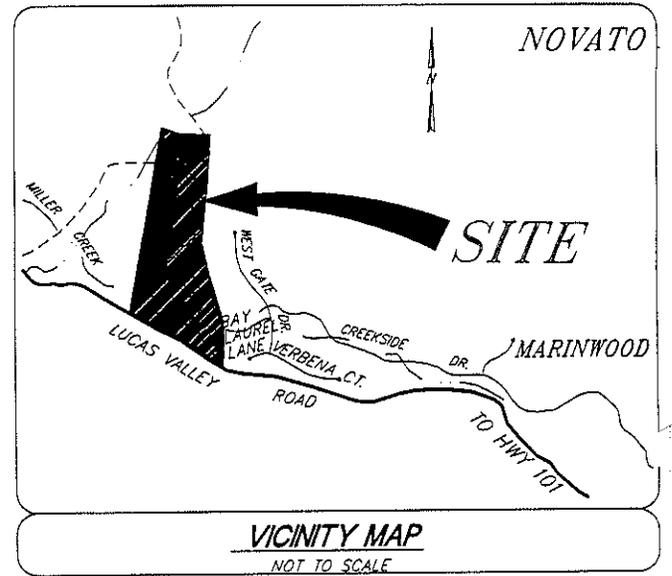
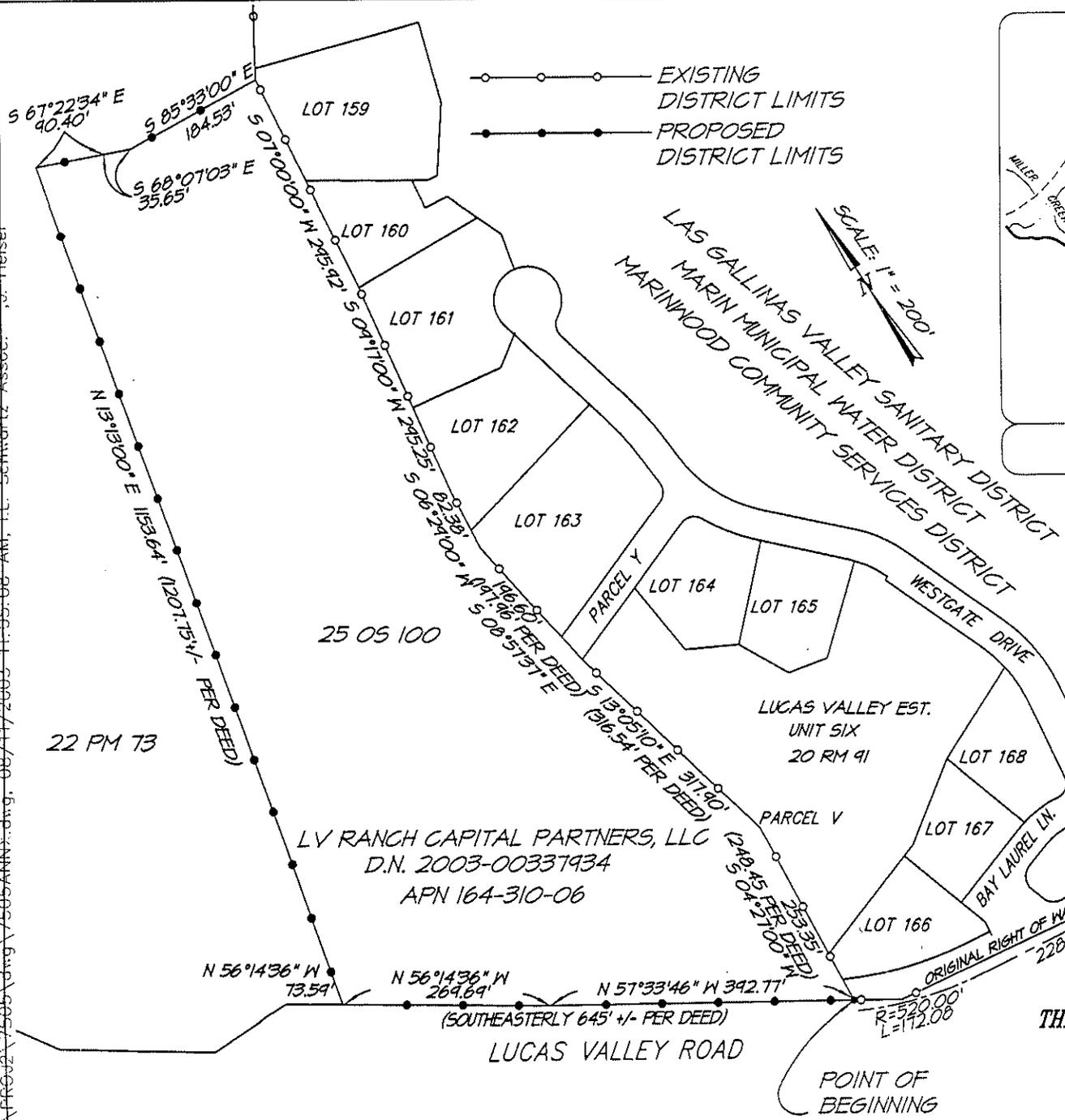
1. Thence northwesterly along said northerly right of way line North 57°33'46" West, 392.77 feet (northwesterly 645 +/- feet per Deed);
2. Thence continuing northwesterly along said northerly right of way line North 56°14'36" West, 269.69';
3. Thence northerly along the westerly line of said Lands also being the easterly line of said Parcel Map, North 13°13'00" East, 1153.64 feet, (1207.75 feet +/- per Deed);
4. Thence easterly along the northerly boundary of said Lands, also being the southerly boundary line of the Parcel Map entitled "Lands of W.M. Grady et al & K.C. Chao et al" filed in Book 22 of Parcel Maps at Page 73, Marin County Records, South 67°22'34" East, 90.40 feet;
5. Thence South 68°07'03" East, 35.65 feet;
6. Thence South 85°33'00" East, 184.53 feet;
7. Thence southerly along the easterly boundary of said Lands, also being the westerly boundary of said Map and said Districts, South 07°00'00" West, 295.92';
8. Thence South 09°17'00" West, 295.25 feet;
9. Thence South 06°29'00" West, 82.38 feet;
10. Thence South 08°57'37" East, 196.60 feet (197.96 feet per Deed);
11. Thence South 13°05'10" East, 317.90 feet (316.54 feet per Deed);
12. Thence South 04°27'00" West, 253.35' (248.45 feet per Deed) to the **POINT OF BEGINNING**, containing 12 acres, more or less.

Prepared by:
ILS ASSOCIATES, INC.


Irving L. Schwartz, C.E.



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LANDS OF LV RANCH
CAPITAL PARTNERS, LLC
(INCLUDING ANNEXATION TO
LAS GALLINAS VALLEY SANITARY DISTRICT,
MARIN MUNICIPAL WATER DISTRICT AND
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ILS ASSOCIATES, INC.
CIVIL ENGINEERING AND LAND SURVEYING

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