

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 08-02

**RESOLUTION ORDERING COMPLETION OF PROCEEDINGS
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, the Marin Local Agency Formation Commission adopted its Resolution No. 07-30 on December 13, 2007, making determinations and approving the proposed reorganization of territory described in Exhibits “A” and “B” attached hereto and by this reference incorporated herein; and

WHEREAS, the territory includes 5.03 acres, in uninhabited; and

WHEREAS, the reason for this reorganization is to provide sewer service to the subject territory; and

WHEREAS, the terms and conditions of the change of organization or reorganization as approved by the Marin Local Agency Formation Commission are as follows:

The applicant will provide revised map and legal description exhibits meeting the technical requirements of the State Board of Equalization; and

WHEREAS, pursuant to Government Code Section 57000 of the Cortese-Knox-Hertzberg Act of 2000, a public hearing to determine the value of written protest was called for and held by the Marin Local Agency Formation Commission at the Marin LAFCO office, 165 N. Redwood Drive, San Rafael, California in the Muir Woods Conference Room on February 6, 2008, and the Commission finds and determines that the value of written protests filed and not withdrawn is less than 25 percent of the number of landowners owning less than 25 percent of the assessed value of land within the territory; and

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

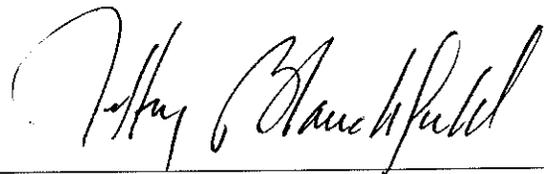
NOW THEREFORE, the Marin Local Agency Formation Commission **DOES HEREBY RESOLVE, DETERMINE AND ORDER** the reorganization of the proposed territory including annexation to the City of Mill Valley and detachments from Homestead Valley Sanitary District, Almonte Sanitary District, Southern Marin Fire Protection District and County Service Area #14 as shown on the exhibits attached hereto, and directs Commission staff to take subsequent action for completion of the reorganization pursuant to Government Code Section 57000 et seq.

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on this 13th day of March 2008 by the following vote:

AYES: Commissioners Adams, Asbo, Blanchfield, Condon, Heller, McGalshan, Rodoni.

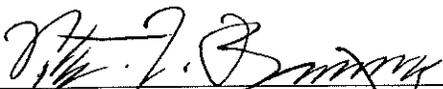
NOES: None.

ABSENT: Commissioner Slavitz.



JEFFRY BLANCHFIELD, Chairperson

ATTEST:



PETER V. BANNING, Executive Officer

**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 Sausalito Rancho, 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;

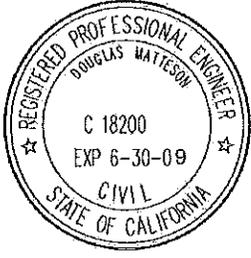
Thence, [41] N03°29'00"E, a distance of 136.05 feet,

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

**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 Sausalito Rancho, County of Marin,
State of California,**

**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-
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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:

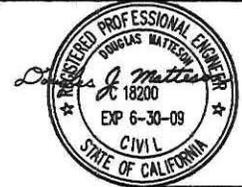
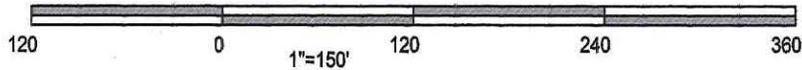
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Douglas J. Matteson

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

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



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

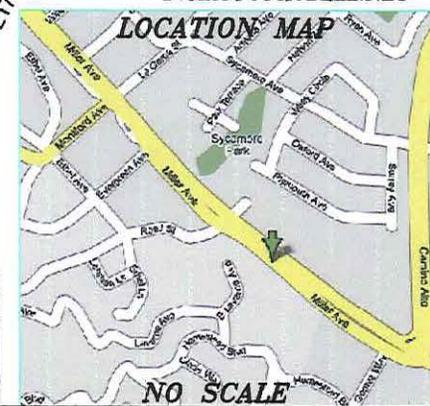
Note: This Map is based upon: Existing Official Surveys, Legal Descriptions, and Subdivision Maps

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'
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L10	S 47°54'00" E	2.47'
L11	S 61°07'00" E	28.83'
L12	S 61°07'00" E	10.47'
L13	S 61°07'00" E	62.22'
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'
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L22	N 32°44'00" W	60.00'
L23	N 57°16'00" E	40.72'
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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'

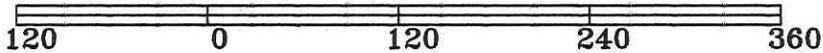
REVISION	DATE	BY
▲	Nov. 2008	dlm
▲	June 2008	dlm
▲	May 2008	dlm
▲	Mar 2008	dlm
▲	Jan 2008	dlm



ANNEXATION to the CITY OF MILL VALLEY
 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.

JULY 2007
 T=150'
 DRAWN DJM
 SHEET
1
 OF THREE

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

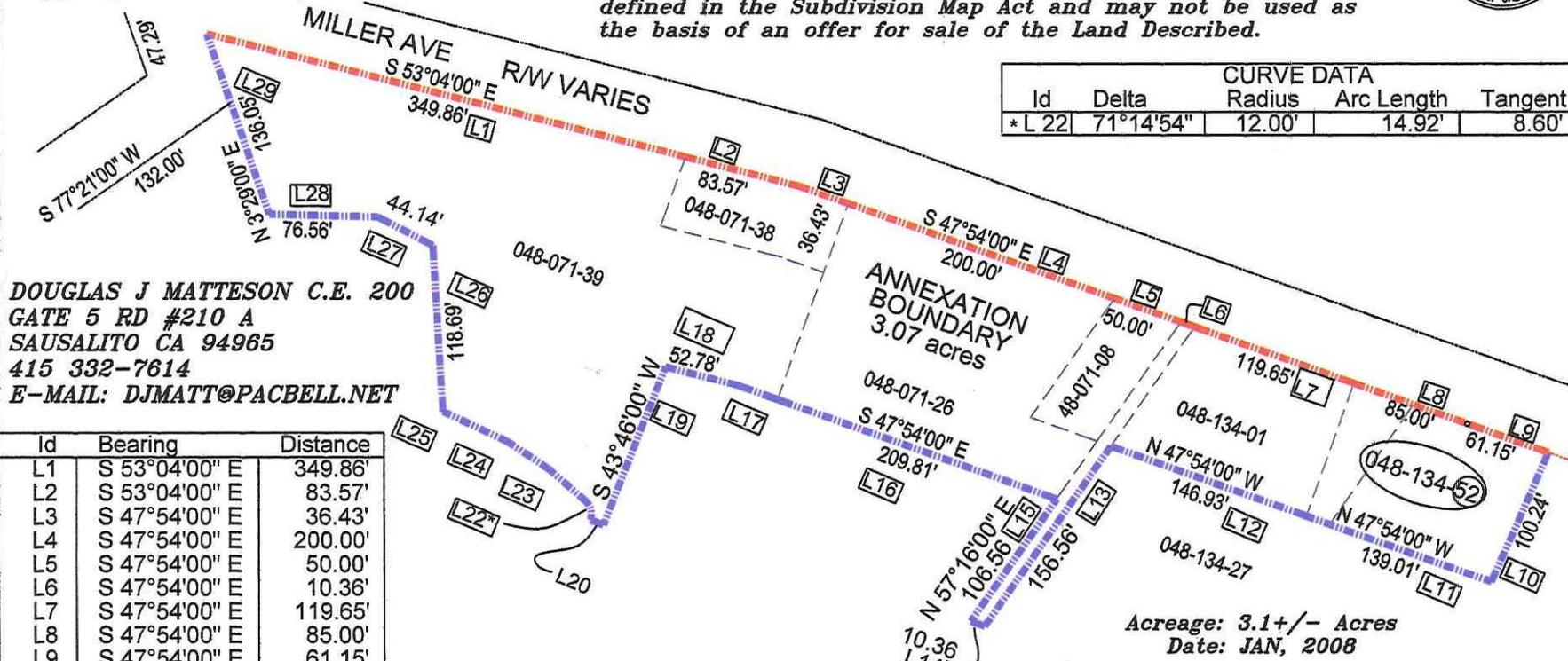


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REVISIONS		
▲	Nov. 2008	him
▲	Jun 2008	djm
▲	Mar 2008	djm
▲	Jan 2008	djm

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



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

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'
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L9	S 47°54'00" E	61.15'
L10	S 46°05'00" W	100.24'
L11	N 47°54'00" W	139.01'
L12	N 47°54'00" W	146.93'
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L22 *	S 26°33'00" E	35.00'
L23 *	N 33°59'00" W	35.00'
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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'

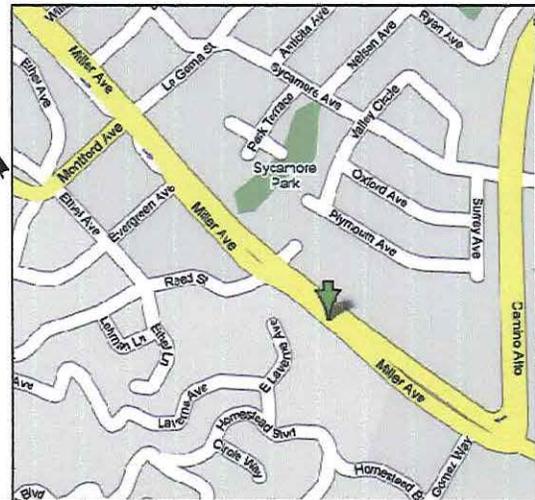
Existing Homestead Valley Sanitary District Boundary
 Proposed Homestead Valley Sanitary District Boundary

RANCHO SAUSALITO

Acreage: 3.1+/- Acres
 Date: JAN, 2008

SCALE 1"=120'

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

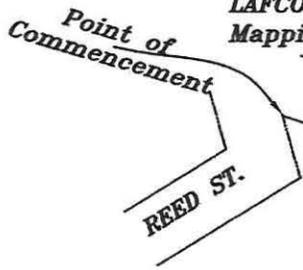
LAFCO Resolution Number: 07-30
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Note This Map is based upon:
Existing Official Surveys,
Legal Descriptions, and Subdivision Maps

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]

RANCHO SAUSALITO

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

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.

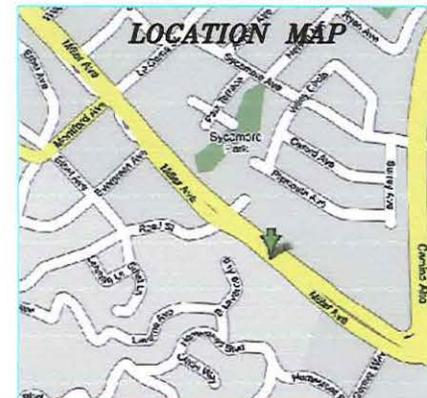
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L20	S 47°54'00" E	146.93'
L21	N 46°05'00" E	100.24'

Regin 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.



Nov 2008	djm
Mar 2008	djm
Jan 2008	djm

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. File # 1287

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MARIN FIRE PROTECTION DISTRICT AND CSA 14. [FILE #1287]**

AREA DETACHING FROM HOMESTEAD VALLEY SEWER DISTRICT

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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;

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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:

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. Mattison