

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 21-04

RESOLUTION APPROVING AN ANNEXATION OF 1499 LUCAS VALLEY ROAD MARIN MUNICIPAL WATER DISTRICT WITH WAIVER OF NOTICE, HEARING AND PROTEST PROCEEDINGS

“Annexation of 1499 Lucas Valley Road (APN 165-010-89) to Marin Municipal Water District (LAFCo File No. 1353)”

WHEREAS Michael J. Stone, hereinafter referred to as “Applicant,” has filed a validated landowner petition with the Marin Local Agency Formation Commission, hereinafter referred to as “Commission,” pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS the proposal seeks Commission approval to annex approximately 8.979 acres of incorporated land to Marin Municipal Water District; and

WHEREAS the affected territory represents an entire lot developed with an existing single-family residence located at 1499 Lucas Valley Road and identified by the County of Marin Assessor’s Office as APN 165-010-89; and

WHEREAS the Commission’s staff has reviewed the proposal and prepared a report with recommendations; and

WHEREAS the staff’s report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

WHEREAS the Commission considered all the factors required by law under Government Code Section 56668 and 56668.3 and adopted local policies and procedures.

WHEREAS the proposal is for an annexation of territory that is uninhabited, and no affected local agency has submitted a written demand for notice and hearing as provided for in Government Code section 56662(a).

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

Section 1. Approve the proposed annexation of 1499 Lucas Valley Road (APN 165-010-89) to the Marin Municipal Water District (File #1353) with the boundaries as shown and described on Exhibits “A” and “B” attached hereto and by this reference incorporated herein.

Section 2. The territory includes 8.979 acres, is found to be inhabited, and is assigned the following distinctive short form designation: “Annexation of 1499 Lucas Valley Road (APN 165-010-89) to Marin Municipal Water District (LAFCo File No.1353)”.

Section 3. The proposal is consistent with the adopted spheres of influence of Marin Municipal Water District.

Section 4. The Executive Officer is hereby authorized to waive notice and hearing, and protest proceedings and complete reorganization proceedings.

Section 5. As Responsible Agency under CEQA for the proposed annexation of APN: 165-010-89 to Marin Municipal Water District, LAFCo finds that the Project is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319 (a).

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on April 8, 2021 by the following vote:

AYES: Commissioners Arnold, Connolly, Coler, Kious, Loder, McEntee, and Murray

NOES: _____

ABSTAIN: _____

ABSENT: _____



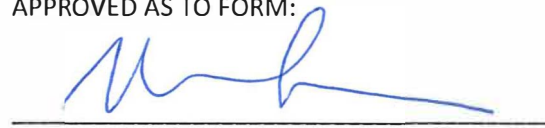
Sashi McEntee, Chair

ATTEST:



Jason Fried, Executive Officer

APPROVED AS TO FORM:



Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 21-04

- a) Exhibit A – Map
- b) Exhibit B – Legal Description

EXHIBIT A

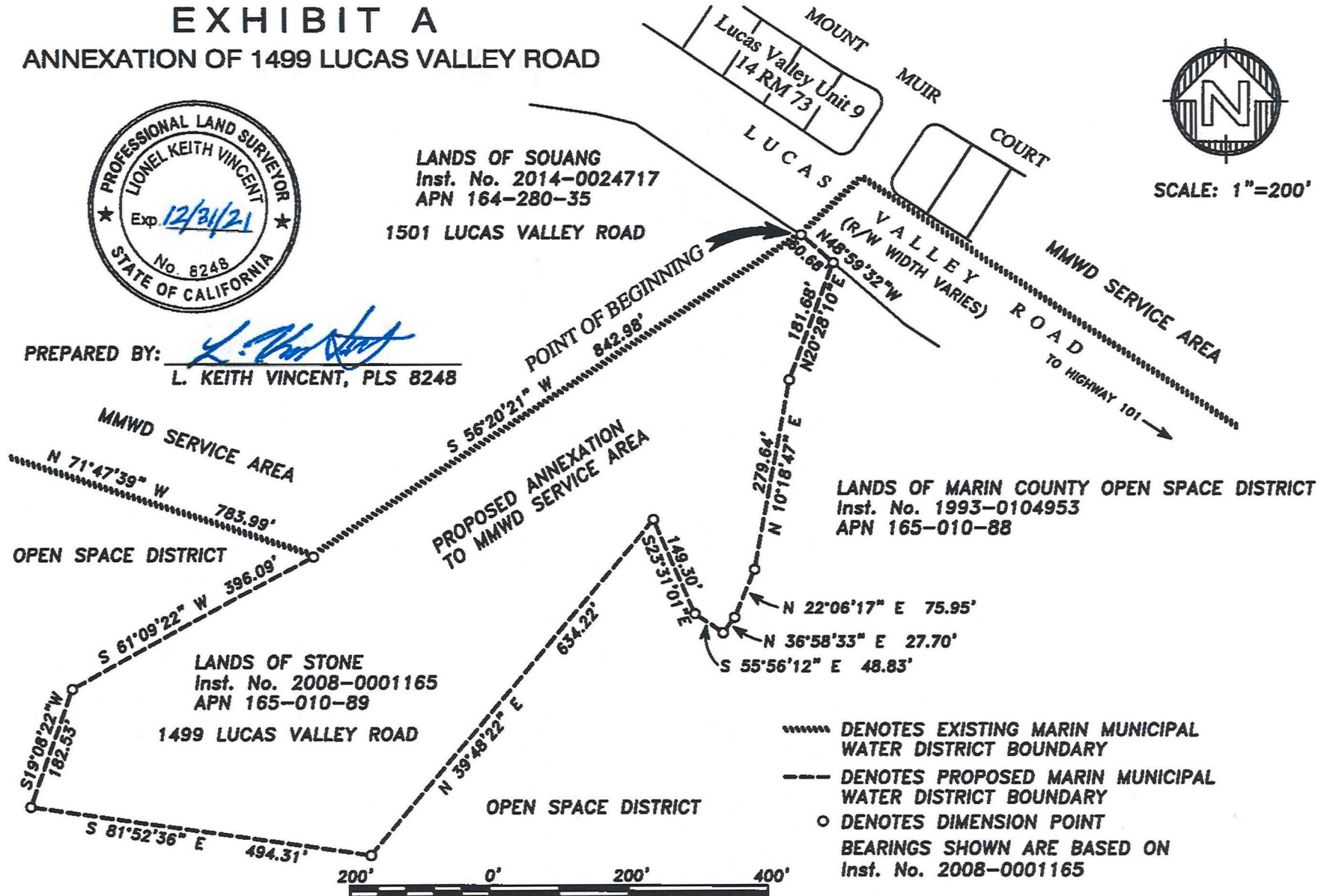
ANNEXATION OF 1499 LUCAS VALLEY ROAD



LANDS OF SOUANG
 Inst. No. 2014-0024717
 APN 164-280-35
 1501 LUCAS VALLEY ROAD



PREPARED BY: L. Keith Vincent
 L. KEITH VINCENT, PLS 8248



MARIN MUNICIPAL WATER DISTRICT
 220 NELLEN AVE., CORTE MADERA, CA 94925 (415) 924-4600

DATE: SEPT 2020 JOB NO: _____ SHEET: 1 of 1
 PREPARED BY: KV DESIGN BY: PM

Annexation of 1499 Lucas Valley Road
 to
 Marin Municipal Water District
 APN 165-010-89 (LAFCO File #)

EXHIBIT B

Legal Description

**Lands of Stone
1499 Lucas Valley Road
Annexation to Marin Municipal Water District
Unincorporated San Rafael, County of Marin, State of California
APN 165-010-89**

Beginning at the westerly terminus of that certain course described in the Deed from Thomas A. Nunes, et ux, to the County of Marin, recorded on January 5, 1981, filed under Inst. No. 1981-0000259, Marin County Records, State of California, having a bearing of North 48° 59' 32" West, and a length of 116.12 feet, being the southerly boundary line of the Old Lucas Valley Road and the easterly boundary line of that certain parcel of land conveyed to Horatio R. Melone, et ux, by Deed dated July 24, 1959, and recorded on July 28, 1959, filed in Book 1298 of Official Records, at page 208, Marin County Records, and running thence along the said easterly line of the Horatio R. Melone parcel South 56° 20' 21" West (called South 54° 36' West in said Deed dated July 24, 1959) 842.98 feet to the southeasterly corner of said Melone parcel; thence leaving said Melone boundary line South 61° 09' 22" West 396.09 feet; thence South 19° 08' 22" West 182.53 feet; thence South 81° 52' 36" East 494.31 feet; thence North (erroneously referred to as South in previous documents) 39° 48' 22" East 634.22 feet; thence South° 23 31' 01" East 149.30 feet; thence South 55° 56' 12" East 48.83 feet; thence North 36° 58' 33" East 27.70 feet; thence North 22° 06' 17" East 75.95 feet; thence North 10° 18' 47" East 279.64 feet; thence North 20° 28' 10" East 181.68 to the said southerly boundary line of the Old Lucas Valley Road; thence along said southerly line North 48° 59' 32" West 60.68 feet to the Point of Beginning.

End of Legal Description

Attached hereto is a plat (Exhibit A) to accompany Legal Description, and by this reference made a part hereof.

This Description was prepared by Lionel Keith Vincent:



**PLS 8248
License Expires: 12/31/21**

