

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 23-16

RESOLUTION APPROVING AN ANNEXATION OF 19 TANFIELD RD., TIBURON TO RICHARDSON BAY SANITARY DISTRICT WITH WAIVER OF NOTICE, HEARING AND PROTEST PROCEEDINGS

“Annexation of 19 Tanfield, Tiburon (APN 039-081-14) to Richardson Bay Sanitary District (LAFCo File #1375)”

WHEREAS Kimberly and Stephen Koza hereinafter referred to as “Property Owners,” have 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 1.02 acres of incorporated land to Richardson Bay Sanitary District; and

WHEREAS the affected territory represents an entire lot developed with an existing single-family residence located at 19 Tanfield Rd., Tiburon and identified by the County of Marin Assessor’s Office as 039-081-14 (“Property”); 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 as provided for in the staff report and oral and written testimony.

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 19 Tanfield Rd., Tiburon (APN 039-081-14) to Richardson Bay Sanitary District (File #1375) as shown and with the boundaries as depicted and described in Exhibits “A” and “B” attached hereto and incorporated herein by reference.

Section 2. The territory includes 1.02 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Annexation of 19 Tanfield Rd., Tiburon (APN 039-081-14) to Richardson Bay Sanitary District (LAFCo File #1375).”

Section 3. The proposal is consistent with the adopted sphere of influence of Richardson Bay Sanitary District.

Section 4. The Executive Officer is hereby authorized to waive notice and hearing and protest proceedings and complete the change of organization proceedings.

Section 5. As Lead Agency under CEQA for the proposed annexation of APN 039-081-14 to Richardson Bay Sanitary 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 December 14, 2023 by the following vote:

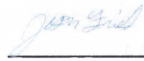
AYES: Coler, Chu, Kious, Burke, Murray, Rodoni

NOES: _____

ABSTAIN: _____

ABSENT: Lucan

ATTEST:



Jason Fried, Executive Officer


Barbara Coler (Dec 19, 2023 09:19 PST)

Barbara Coler, Chair

APPROVED AS TO FORM:



Malathy Subramanian (Dec 19, 2023 16:56 PST)

Malathy Subramanian, LAFCo Counsel

Attachments to Resolution 23-16

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

Exhibit “A”

Annexation of the Lands of Koza Trusts to the Richardson Bay Sanitary District LAFCo File No. 1375

All that certain property within the Rancho Corte de Madera Del Presidio in the projected Section 25, Township 1 North, Range 6 West, Mount Diablo Base and Meridian, situate in the County of Marin, Town of Tiburon, State of California, as described in that certain Grant Deed to Kimberly Ann Koza, Trustee, or her successor in interest, of the Kimberly Koza Living Trust dated October 12, 2021, and any amendments thereto and Stephen Andrew Koza, Trustee, or his successors in interest of the Stephen Koza Living Trust dated July 20, 2022, as described in that Grant Deed recorded under document No. 2023-0012583, Official Records of Marin County, and being more particularly described as follows:

Commencing at a railroad spike marking the center of the cul-de-sac at the end of Tanfield Drive as shown in that Record of Survey recorded in Book 13 of Surveys at Page 55, Marin County Records;

Thence North $87^{\circ}35'39''$ West 45.00 feet to the Westerly boundary line of Tanfield Drive, said point being an angle point on the existing Richardson Bay Sanitary District Line;

Thence continuing along said District Line, North $87^{\circ}35'39''$ West 10.00 feet to the Southeast corner of said lands of the Koza Trusts being also a point on the existing Richardson Bay Sanitary District Line and being the True Point of Beginning of the herein described lands;

Thence continuing along the boundary lines of said lands of the Koza Trusts, also being along said existing District lines, (1) North $87^{\circ}35'39''$ West 295.85 feet; (2) along a non-tangent curve concave to the Southwest with a radial bearing of North $57^{\circ}00'00''$ East, a radius of 130.00 feet, through a central angle of $11^{\circ}45'12''$, for an arc length of 26.67 feet and a chord length of 26.62 feet; (3) South $87^{\circ}35'39''$ East 103.42 feet; (4) North $02^{\circ}24'21''$ East 295.15 feet; (5) North $68^{\circ}51'21''$ East 77.50 feet to the Northeasterly corner of said lands of the Koza Trusts and being an angle point on the existing Richardson Bay Sanitary District Line;

Thence leaving said District Line along the Easterly boundary line of said lands of the Koza Trusts, (6) South $21^{\circ}45'40''$ East 339.83 feet, to the Southeast corner of said lands of the Koza Trusts being also a point on the existing Richardson Bay Sanitary District Line and the Point of Beginning and the end of the herein described lands.

Continued

Containing 1.02 acres, more or less.

This description was prepared by me or under my direct supervision in November 2023.

Steven J. Klein

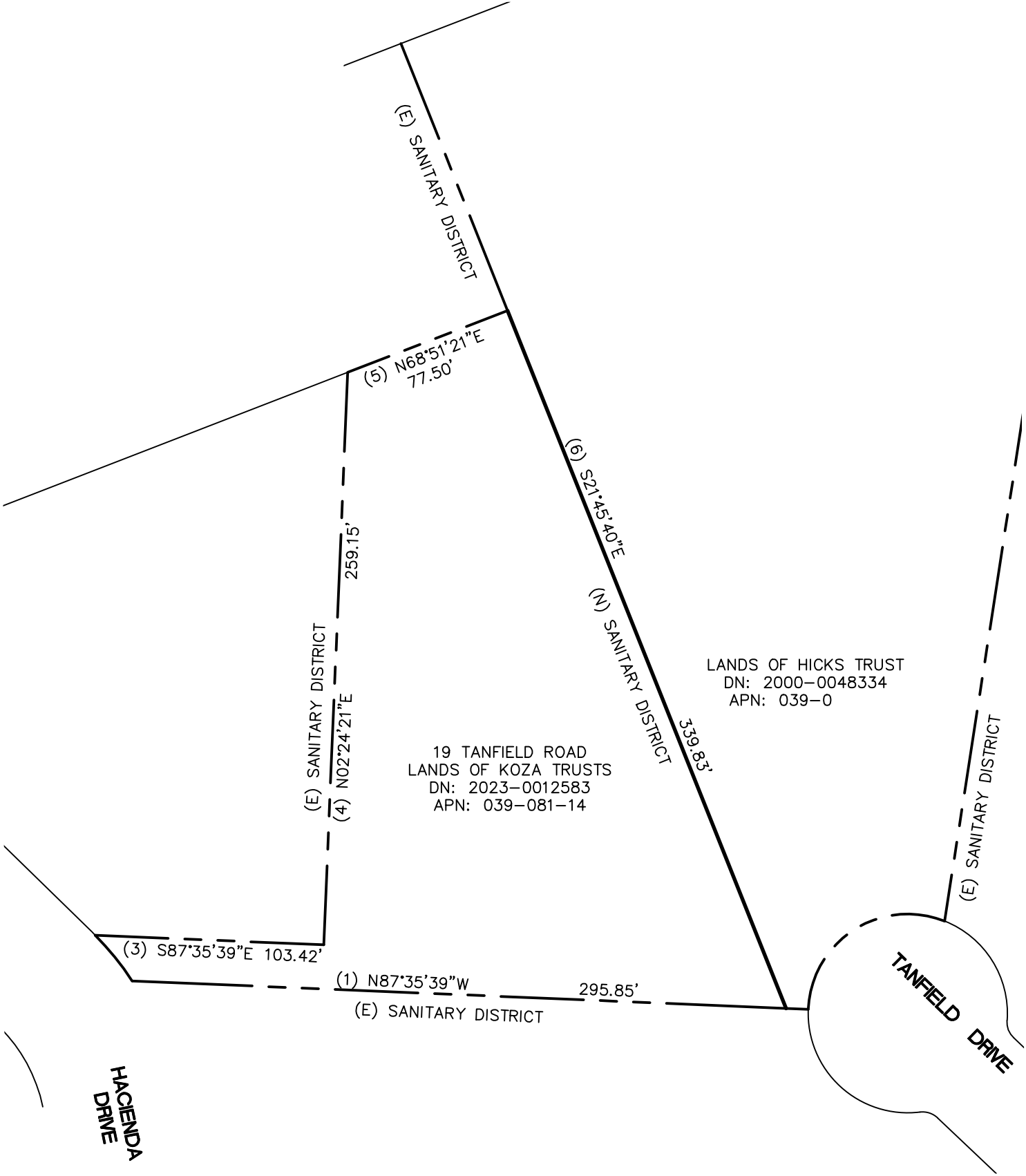
12/05/2023

Steven J. Klein, PLS 8155

Date



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(E) SANITARY DISTRICT

(5) N68°51'21"E
77.50'

259.15'

(E) SANITARY DISTRICT

(4) N02°24'21"E

19 TANFIELD ROAD
LANDS OF KOZA TRUSTS
DN: 2023-0012583
APN: 039-081-14

LANDS OF HICKS TRUST
DN: 2000-0048334
APN: 039-0

(6) S21°45'40"E

(N) SANITARY DISTRICT

339.83'

HACIENDA
DRIVE

(3) S87°35'39"E 103.42'

(1) N87°35'39"W 295.85'

(E) SANITARY DISTRICT

TANFIELD DRIVE

(E) SANITARY DISTRICT












Item 7 - 1375 Res. 23-16


Final Audit Report


2023-12-20

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