

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 25-07

**RESOLUTION APPROVING THE REORGANIZATION OF 115, 119, 121, & 123 ELM AVE
DETACHING FROM SANITARY DISTRICT NO. 2 OF MARIN COUNTY AND ANNEXING INTO ROSS
VALLEY SANITARY DISTRICT WITH WAIVER OF NOTICE, HEARING, AND PROTEST
PROCEEDINGS**

“Reorganization of 115, 119, 121 & 123 Elm Ave, Larkspur (024-062-47, 024-062-51, 024-062-53, 024-062-52) detaching from Sanitary District No. 2 of Marin County and annexing into Ross Valley Sanitary District (LAFCo File #1378)”

WHEREAS Sanitary District No. 2 of Marin County has filed an agency 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 detach approximately 1.967 acres of incorporated land also known as 115, 119, 121 & 123 Elm Avenue, Larkspur, from Sanitary District No. 2 and annex into Ross Valley Sanitary District; 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 a reorganization of territory that is uninhabited, with 100% written consent received by landowners, 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 Commission **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

Section 1. The boundaries, as set forth in the proposal for the reorganization, are hereby approved as submitted and are as described and depicted in Exhibits “A” and “B” attached hereto and by this reference incorporated herein.

Section 2. The territory includes 1.967 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: Reorganization of 115,119,121 & 123 Elm Ave, Larkspur (024-062-47, 024-062-51, 024-062-53, 024-062-52) detaching from Sanitary District No. 2 of Marin County and annexing into Ross Valley Sanitary District (LAFCo File #1378).

Section 3. The proposal is consistent with the adopted spheres of influence for Ross Valley Sanitary District and Sanitary District No. 2.

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

Section 5. As Lead Agency under CEQA for the proposed reorganization of APN (024-062-47, 024-062-51, 024-062-53, 024-062-52) detaching from Sanitary District No. 2 and annexing into Ross Valley 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 February 13, 2025, by the following vote:

AYES: Commissioners Murray, Burdo, Chu, Lucan, Coler, Roodni and Kious

NOES: _____

ABSTAIN: _____

ABSENT: _____

Barbara Coler
Barbara Coler (Feb 14, 2025 16:59 PST)
Barbara Coler, Chair

ATTEST:

Jason Fried
Jason Fried, Executive Officer

APPROVED AS TO FORM:

Malathy Subramanian
Malathy Subramanian (Feb 14, 2025 11:04 PST)
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 25-07

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

EXHIBIT "A"
Reorganization
of the
Lands of Lynch Family Trust etal, Lands of Heidi D West Revoc. 2020 Trust,
Lands of Jean M Knudsen Trust & Lands of Hockenmaier,
Out of
Sanitary District No. 2
into
Sanitary District No. 1

Being a portion of Rancho Corte Madera Del Presidio described as follows:

All that real property situate in the City of Larkspur, County of Marin, State of California, being the Lands of Lynch Family Trust etal described in Doc. No. 2013-045840, together with Lands of Heidi D West Revoc. 2020 Trust described in Doc. No. 2020-045904, together with Lands of Jean M Knudsen Trust described in Doc. No. 2007-049885, together with Lands of Hockenmaier described in Doc. No. 2019-028930 County of Marin Records, described as follows:

Beginning at the most northwesterly corner of said Lands of Lynch Family Trust etal, said point being in the southerly Right-of-Way of Elm Avenue; thence along said southerly right-of-way, ① North 87° 41' East, 32.2 feet, ② South 76° 21' East, 166.6 feet and ③ North 54° 48' East, 100.8 feet to the northerly corner of said Lands of Hockenmaier; thence leaving said southerly right-of-way along the easterly line of said Lands of Hockenmaier, ④ South 6°50' West, 156.9 feet to the southerly corner of said Lands of Hockenmaier; thence along the easterly and southerly lines of said Lands of Jean M Knudsen Trust, ⑤ South 6°50' West, 93.91 feet and ⑥ South 85°21'55" West, 160.06 feet to the most southeasterly corner of said Lands of Heidi D West Revoc. 2020 Trust; thence along said Lands of Heidi D West Revoc. 2020 Trust ⑦ South 85°21'55" West, 75.1 feet and ⑧ North 4° 39' East, 54.25 feet to the southerly corner of said Lands of Lynch Family Trust etal; thence along said Lands of Lynch Family Trust etal, ⑨ North 73° 23' West, 44 feet and ⑩ North 8° 03' East, 183 feet more or less to the Point of Beginning.

Lands of Lynch Family Trust etal, Containing 0.27 Acres, more or less; Lands of Heidi D West Revoc. 2020 Trust, Containing 0.34 Acres, more or less; Lands of Jean M Knudsen Trust, Containing 0.58 Acres, more or less; Lands of Hockenmaier, Containing 0.19 Acres, more or less;
Total computed acreage containing 1.38 Acres more or less.

Exhibit B Attached

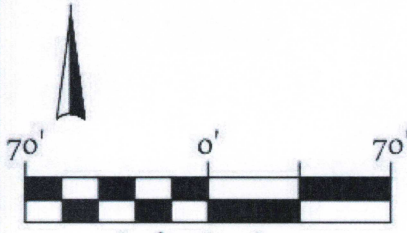
(End of Legal Description)

This real property description has been prepared by me,
or under my direction, in conformance with the
Professional Land Surveyors Act.



Legend

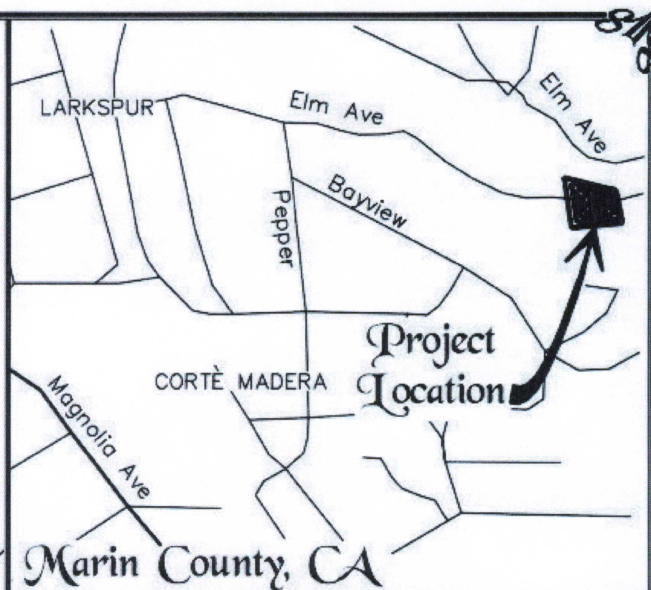
P.O.B. Point of Beginning



Scale: 1"=70'

11/05/2024

Portion of
Rancho Corte Madera
Del Presidio



Marin County, CA

Vicinity Map

NOT TO SCALE

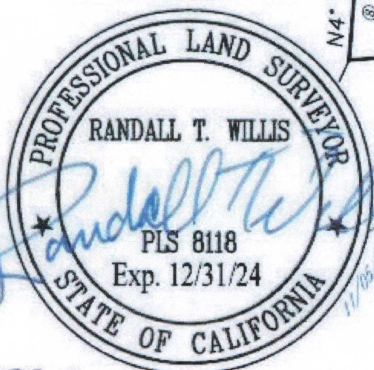
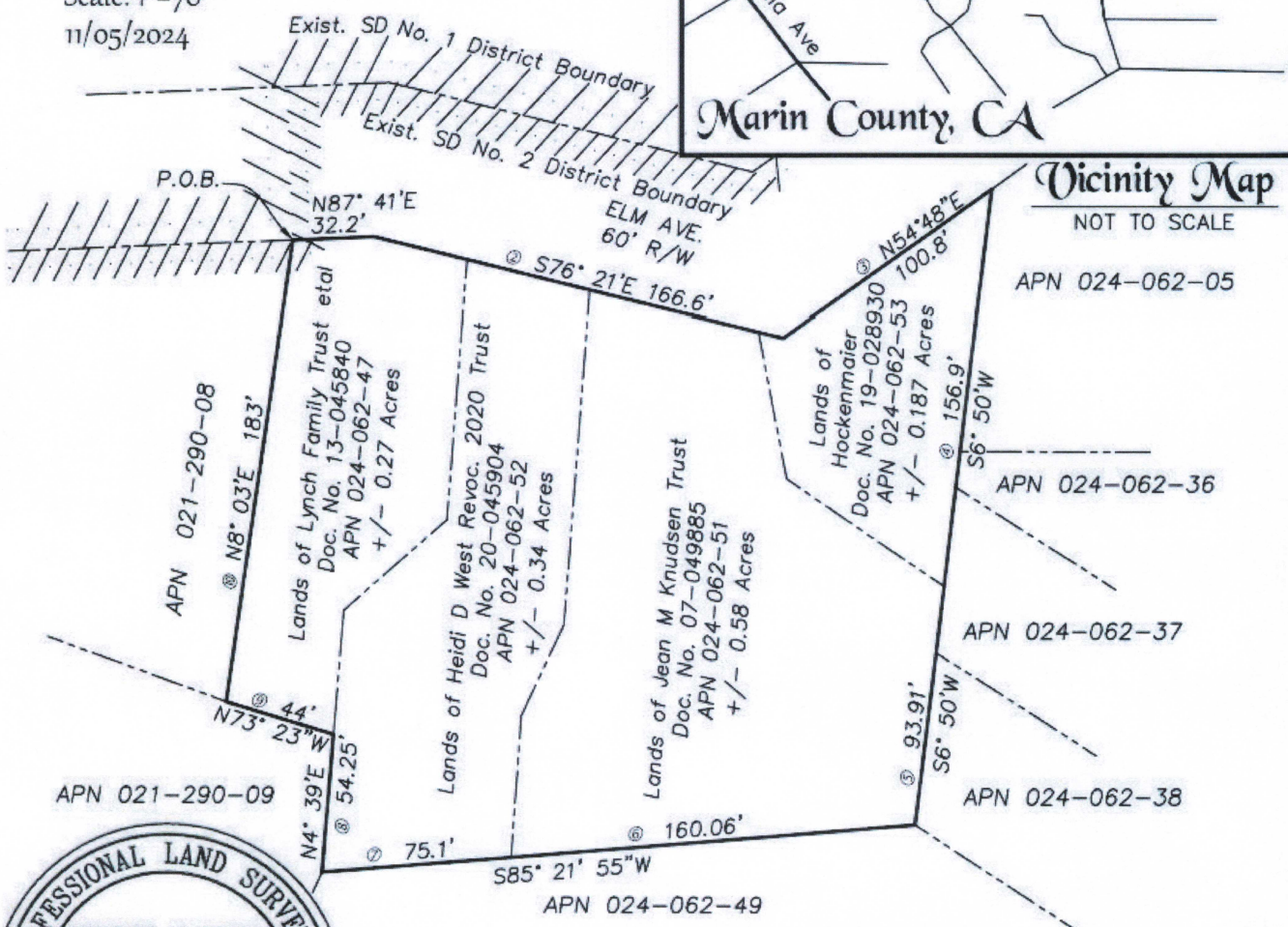


Exhibit 'B'

Reorganization of the Lands of Lynch Family Trust et al, Lands of Heidi D West Revoc. 2020 Trust, Lands of Jean M Knudsen Trust & Lands of Hockenmaier

Out of Sanitary District No. 2
into Sanitary District No. 1
MARIN LAFCO FILE 1378

Notes

- 1) All Distances and Dimensions shown are in Feet or Decimal Thereof.
- 2) This sheet is for graphical purposes only. Any errors or omissions shall not affect the property descriptions.












Resolution 25-07 Elm St. Reorganiaztion

Final Audit Report


2025-02-18

Created:	2025-02-14
By:	claire devereux (cdevereux@marinlafco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAyrdxhX6MfirFyutcJDL76XuJh1YBXLN2

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-  Document emailed to Jason Fried (jfried@marinlafco.org) for signature
2025-02-14 - 6:33:09 PM GMT
-  Document emailed to malathy.subramanian@bbklaw.com for signature
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-  Document emailed to barbaracoler@gmail.com for signature
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-  Email viewed by malathy.subramanian@bbklaw.com
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-  Signer malathy.subramanian@bbklaw.com entered name at signing as Mala Subramanian
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-  Document e-signed by Mala Subramanian (malathy.subramanian@bbklaw.com)
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-  Email viewed by barbaracoler@gmail.com
2025-02-15 - 0:58:45 AM GMT
-  Signer barbaracoler@gmail.com entered name at signing as Barbara Coler
2025-02-15 - 0:59:07 AM GMT
-  Document e-signed by Barbara Coler (barbaracoler@gmail.com)
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 Agreement completed.
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