

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 23-12

**RESOLUTION APPROVING REORGANIZATION OF EAST BLITHEDALE RIGHT OF WAY
ADJACENT TO 2, 45, AND 55 KIPLING DRIVE ANNEXED TO THE CITY OF MILL VALLEY AND
DETACHED FROM ALTO SANITARY DISTRICT AND REICHARDSON BAY SANITARY DISTRICT,
WITH WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS**

“Reorganization of East Blithedale right of way adjacent to 2, 45, and 55 Kipling Drive to the City of Mill Valley (LAFCo File #1372)

WHEREAS City of Mill Valley, hereinafter referred to as applicant, has filed on behalf of the City, a 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 reorganization proposal seeks Commission approval to annex approximately 0.54 acres of land in unincorporated Marin County into the City of Mill Valley as well as detach from Alto Sanitary District and Richardson Bay Sanitary District.

WHEREAS the affected territory represents developed land located at East Blithedale right of way adjacent to 2, 45, and 55 Kipling; 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, 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 0.54 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Reorganization of East Blithedale right of way adjacent to 2, 45, and 55 Kipling Drive to the City of Mill Valley (LAFCo File #1372)”

Section 3. The proposal is consistent with the adopted sphere of influence of the City of Mill Valley.

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

Section 5. As Lead Agency under CEQA for the proposed Reorganization of East Blithedale right of way adjacent to 2, 45, and 55 Kipling Drive to the City of Mill Valley , 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 June 8, 2023, by the following vote:

AYES: Kious, Coler, Rodoni, Lucan, Hilliard, Burdo, Savel

NOES: _____

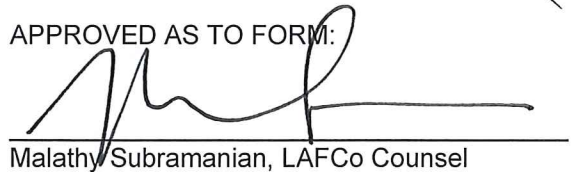
ABSTAIN: _____

ABSENT: Murray


Lew Kious, Chair

ATTEST:

Jason Fried, Executive Officer

APPROVED AS TO FORM:

Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 23-12

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

Rev: 04/06/2023

Date: 08/23/2022

Project: 2200173

EXHIBIT "A"
LEGAL DESCRIPTION
LAFCO FILE # 1372
REORGANIZATION OF LANDS OF MARIN COUNTY
TO THE CITY OF MILL VALLEY

PARCEL ONE

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, **BEING REORGANIZATION OF LANDS OF MARIN COUNTY TO THE CITY OF MILL VALLEY** OVER A PORTION OF THE LANDS OF ALTO SANITARY DISTRICT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE MOST NORTHEASTERLY CORNER OF LANDS OF THE CITY OF MILL VALLEY, BEING A POINT ON THE NORTHERLY LINE OF AN 80 FOOT WIDE RIGHT-OF WAY, AS DESCRIBED IN THE GRANT DEED RECORDED SEPTEMBER 19, 1928 IN LIBER 155 OF DEEDS AT PAGE 387 (**155 OR 387**), MARIN COUNTY RECORDS; THENCE LEAVING SAID NORTHERLY LINE OF SAID 80 FOOT WIDE RIGHT-OF-WAY, RUNNING ALONG THE EASTERLY LINE OF SAID LANDS OF THE CITY OF MILL VALLEY, SOUTH 07°06'27" WEST, A DISTANCE OF 29.46 FEET TO **THE POINT OF BEGINNING**;

1. THENCE, LEAVING SAID EASTERLY LINE OF SAID LANDS OF THE CITY OF MILL VALLEY, SOUTH 62°51'04" EAST, A DISTANCE OF 124.18 FEET;
2. THENCE, SOUTH 59°00'00" EAST, A DISTANCE OF 43.12 FEET TO A POINT ON A LINE, BEING A PROJECTION OF THE LINE SHOWN AS "NORTH 31°00'00" EAST 120.06 FEET" ON THAT CERTAIN RIGHT OF WAY RECORD MAP **R92A.7 (R92A009)** OF CALTRANS (CALIFORNIA DEPARTMENT OF TRANSPORTATION);
3. THENCE, ALONG SAID PROJECTED LINE, SOUTH 31°00'00" WEST, A DISTANCE OF 82.58 FEET TO A POINT ON THE COMMON LINE OF THE LANDS OF ALTO SANITARY DISTRICT AND RICHARDSON BAY SANITARY DISTRICT;
4. THENCE ALONG THE SAID COMMON LINE OF SAID DISTRICTS, NORTH 82°53'33" WEST, A DISTANCE OF 99.85 FEET TO A POINT ON A CURVE TO THE LEFT, WHOSE CENTER BEARS SOUTH 34°13'20" WEST; SAID CURVE IS BEING ALSO THE SOUTHERLY LINE OF ALTO SANITARY DISTRICT;
5. THENCE ALONG SAID SOUTHERLY LINE OF ALTO SANITARY DISTRICT AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 650.00 FEET, THROUGH A CENTRAL ANGLE OF 13°02'27", A DISTANCE OF 147.94 FEET TO THE WESTERLY LINE OF ALTO SANITARY DISTRICT;
6. THENCE ALONG SAID WESTERLY LINE OF SAID LANDS, NORTH 01°33'40" EAST, A DISTANCE OF 32.51 FEET TO A POINT ON A CURVE TO THE RIGHT, WHOSE CENTER BEARS SOUTH 06°25'32" WEST, BEING THE SOUTHERLY LINE OF SAID 80 FOOT WIDE RIGHT-OF-WAY (**155 OR 387**), BEING ALSO THE SOUTHERLY LINE OF LANDS OF THE CITY OF MILL VALLEY AND THE NORTHERLY LINE OF ALTO SANITARY DISTRICT;

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7. THENCE, ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9959.30 FEET, THROUGH A CENTRAL ANGLE OF 00°40'55", A DISTANCE OF 118.55 FEET TO THE MOST SOUTHEASTERLY CORNER OF LANDS OF THE CITY OF MILL VALLEY;
8. THENCE, ALONG THE EASTERLY LINE OF SAID LANDS OF THE CITY OF MILL VALLEY, NORTH 07°06'27" EAST, A DISTANCE OF 50.54 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL ONE CONTAINING 21,218 SQUARE FEET OR 0.49 ACRES MORE OR LESS.

PARCEL TWO

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE UNINCORPORATED AREA OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, **BEING REORGANIZATION OF LANDS OF MARIN COUNTY TO THE CITY OF MILL VALLEY** OVER A PORTION OF THE LANDS OF RICHARDSON BAY SANITARY DISTRICT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION COURSES #3 AND #4 OF THE ABOVE MENTIONED PARCEL ONE, BEING A POINT ON THE COMMON LINE OF THE LANDS OF ALTO AND RICHARDSON BAY DISTRICTS;

4. THENCE ALONG THE SAID COMMON LINE OF SAID DISTRICTS, NORTH 82°53'33" WEST, A DISTANCE OF 99.85 FEET TO A POINT ON A CURVE TO THE RIGHT, WHOSE CENTER BEARS SOUTH 34°13'20" WEST; SAID CURVE IS BEING ALSO THE SOUTHERLY LINE OF RICHARDSON BAY SANITARY DISTRICT;
9. THENCE ALONG SAID SOUTHERLY LINE OF RICHARDSON BAY SANITARY DISTRICT AND SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 650.00 FEET, THROUGH A CENTRAL ANGLE OF 01°48'05", A DISTANCE OF 20.44 FEET;
10. THENCE SOUTH 46°37'00" EAST, A DISTANCE OF 72.60 FEET TO A POINT ON A LINE, BEING A PROJECTION OF THE LINE SHOWN AS "NORTH 31°00'00" EAST 120.06 FEET" ON THAT CERTAIN RIGHT OF WAY RECORD MAP **R92A.7 (R92A009)** OF CALTRANS (CALIFORNIA DEPARTMENT OF TRANSPORTATION);
11. THENCE, ALONG SAID PROJECTED LINE, NORTH 31°00'00" EAST, A DISTANCE OF 57.48 FEET TO A POINT ON THE COMMON LINE OF THE LANDS OF ALTO AND RICHARDSON BAY DISTRICTS AND **THE POINT OF BEGINNING**.

SAID PARCEL TWO CONTAINING 2,516 SQUARE FEET OR 0.06 ACRES MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BASED ON THAT CERTAIN RIGHT OF WAY RECORD MAP **R92A.7 (R92A009)** OF CALTRANS (CALIFORNIA DEPARTMENT OF TRANSPORTATION).

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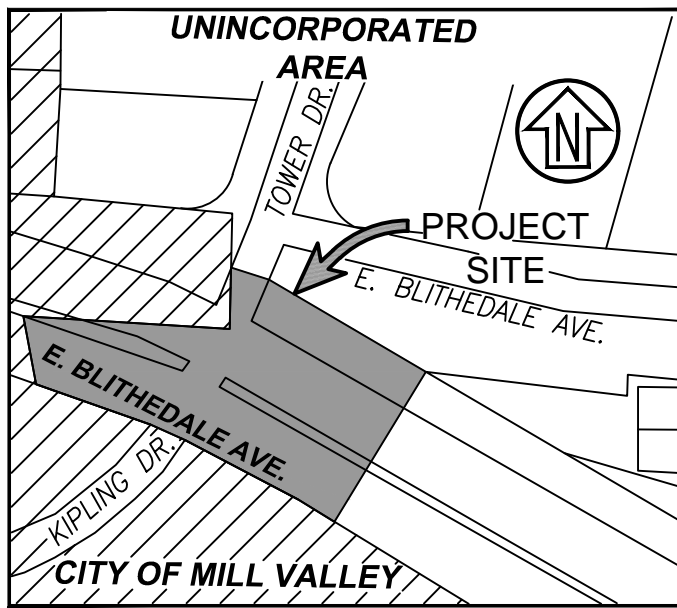
SITE FALLS WITHIN TOWNSHIP 1 NORTH, RANGE 6 WEST, SECTION 27, MOUNT DIABLO MERIDIAN.

PREPARED BY:

CSW/STUBER-STROEH ENGINEERING, INC.






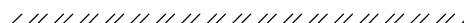


JOSH WOELBING, PLS 9387





VICINITY MAP
SCALE: NTS

LEGEND

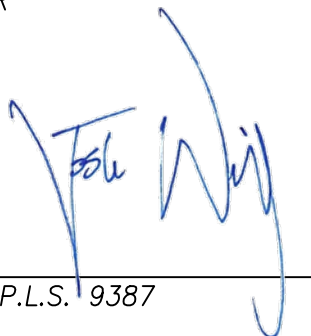
-  ANNEXATION BOUNDARY
-  ADJOINING BOUNDARY LINES
-  BOUNDARY TIE LINE
-  EXISTING CITY OF MILL VALLEY LIMITS
-  CENTER LINE
-  PARCEL ONE (REORGANIZATION HATCH)
-  PARCEL TWO (REORGANIZATION HATCH)
-  CITY OF MILL VALLEY HATCH
- POB** POINT OF BEGINNING
- POC** POINT OF COMMENCEMENT
- (R)** RADIAL BEARING
- (#)** COURSE NUMBER
- [#]** REFERENCE

APPROVED AS TO FORM AND SURVEY CONTENT.


 TRACY W. PARK, P.L.S. 8176
 COUNTY SURVEYOR

05/26/2023
 DATE




 JOSH WOELBING, P.L.S. 9387

05/26/23
 DATE



CSW | ST2

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<http://www.cswe2.com>

Rev. 04/06/2023
 Job No. 2200173

Date: 08/22/2022
 Scale: 1" = 40'

EXHIBIT "B" LAFCO - 1372
 REORGANIZATION TO THE CITY OF MILL VALLEY
 PLAT TO ACCOMPANY LEGAL DESCRIPTION

UNINCORPORATED MARIN CALIFORNIA

