

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 25-21

Resolution Approving Annexation of 280 Mesa Rd., Bolinas (APN 188-170-53) into Bolinas Community Public Utility District. (LAFCo File #1393) With Waiver of Notice, Hearing, and Protest Proceedings

“Annexation of 280 Mesa Rd., Bolinas into Bolinas Community Public Utility District. (LAFCo File #1393)”

WHEREAS Leila Monroe, hereinafter referred to as “Property Owner,” is the owner of 280 Mesa Rd., Bolinas, also known as APN 188-170-53, consisting of 9.95 acres of “Property” and has filed a validated landowner petition to annex the Property into the Bolinas Community Public Utility 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 Sections 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 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. Approve the proposed annexation of APN: 188-170-53 Bolinas Community Public Utility District (File #1393) 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 9.95 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Annexation of 280 Mesa Rd., Bolinas into Bolinas Community Public Utility District. (LAFCo File #1393)”.

Section 3. The proposal is consistent with the adopted sphere of influence of the Bolinas Community Public Utility District.

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

Section 5. As Lead Agency under CEQA for the proposed annexation into the Bolinas Community Public Utility 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 August 14, 2025, by the following vote:

AYES: Coler, Rodoni, Murray, Lucan, Kious, Chu and Burdo

NOES: _____

ABSTAIN: _____

ABSENT: _____

Barbara Coler
Barbara Coler (Aug 15, 2025 10:45:13 PDT)
Barbara Coler, Chair

ATTEST:

APPROVED AS TO FORM:



Jason Fried, Executive Officer

Malathy Subramanian
Malathy Subramanian (Aug 15, 2025 11:46:52 PDT)
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 25-21

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

CINQUINI & PASSARINO, INC.
Professional Land Surveyors
1360 No. Dutton Avenue, Suite 150
Santa Rosa, CA 95401
(707) 542-6268
Job #10845-25

Exhibit "B"

**Monroe Annexation (280 Mesa Road)
To Bolinas Community Public Utility District
LAFCo File No. 1393**

All that certain real property, situate in a portion of Section 26, Township 1 North, Range 8 West, Mount Diablo Base and Meridian, in the unincorporated area of the County of Marin, State of California, being more particularly described as follows:

BEGINNING at an angle point on the northern boundary of Drury Annexation to Bolinas Community Public Utility District Resolution Number 17-09, dated October 12, 2017, said angle point also being the most westerly corner of Parcel B as shown on that certain parcel map filed April 24, 1975, in Book 11 of Parcel Maps at Page 44, Marin County Records;

thence leaving said Annexation boundary and along the boundaries of said Parcel B the following 4 (four) courses and distances:

- (1) North 49°59'43" East 544.56 feet;
- (2) South 23°38'29" East 921.30 feet;
- (3) South 68°51'00 West 518.18 feet;
- (4) North 24°00'47" West 744.88 feet to the **POINT OF BEGINNING.**

Containing 9.95 acres of land more or less.

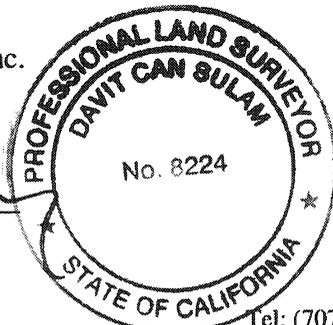
APN 188-170-53

For annexation 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.

Prepared by Cinquini & Passarino, Inc.



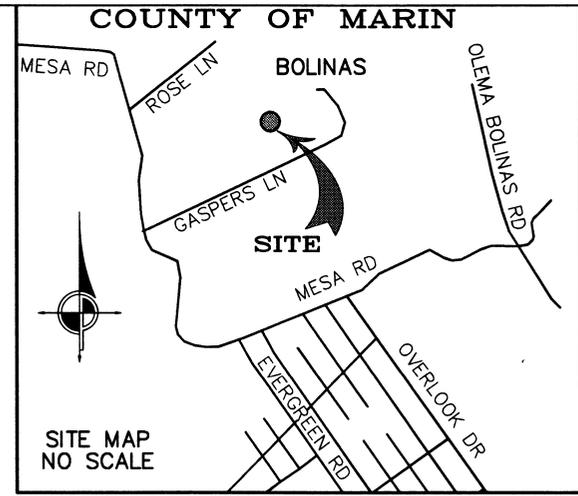
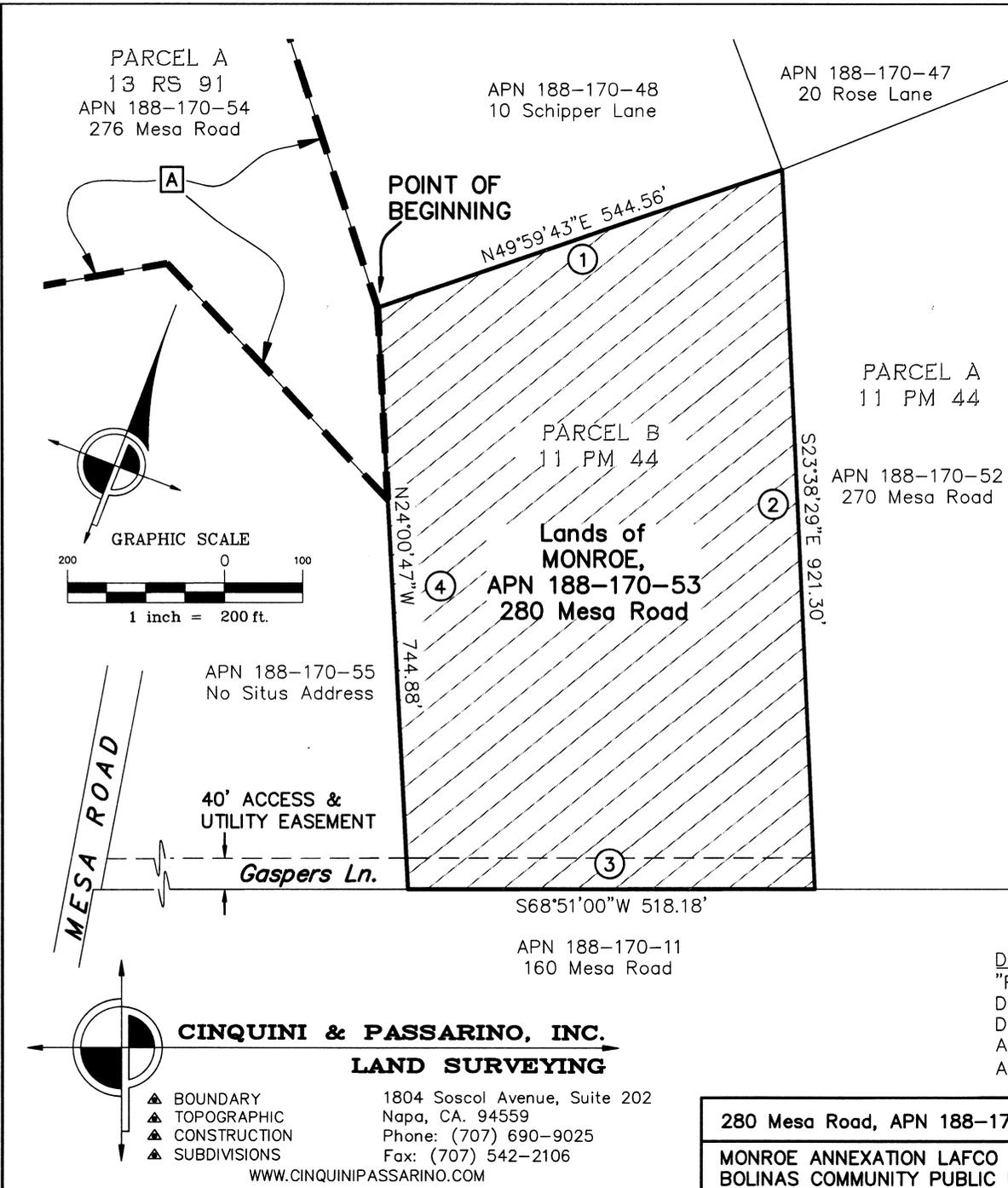
Davit Can Sulam, PLS 8224



5/19/2025

Date

Y:\10845\Cad\10845LAFCO.dwg May 19, 2025 -- 10:06am



ANNEXATION DISTRICT
A DRURY ANNEXATION TO BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT, RESOLUTION NO. 17-09.

LEGEND

- EXISTING PARCEL BOUNDARY
- - - RIGHT-OF-WAY
- — — EXISTING BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT BOUNDARY
- ▨ PROPOSED BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT ANNEXATION (9.95± ACRES)

DISCLAIMER:
"FOR ANNEXATION 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 AREA DESCRIBED."

CINQUINI & PASSARINO, INC.
LAND SURVEYING

- ▲ BOUNDARY
- ▲ TOPOGRAPHIC
- ▲ CONSTRUCTION
- ▲ SUBDIVISIONS

1804 Soscol Avenue, Suite 202
Napa, CA. 94559
Phone: (707) 690-9025
Fax: (707) 542-2106
WWW.CINQUINIPASSARINO.COM

280 Mesa Road, APN 188-170-53	DRAWN BY: DCS	CHECKED BY:
MONROE ANNEXATION LAFCO FILE NO. _____ TO BOLINAS COMMUNITY PUBLIC UTILITY DISTRICT	SCALE: 1" = 200'	DATE: 04/28/2025
	JOB #: 10845-25	PAGE: 2 of 2

Resolution 25-21 Annexation of 280 Mesa Rd.

Final Audit Report

2025-08-18

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