

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 25-13

Resolution Detaching approximately 9,146 acres of land located in West Marin from the North Marin Water District (LAFCo File #1389) with Waiver of Protest Proceedings, and Finding it Exempt from CEQA pursuant to State CEQA Guidelines Section 15320

“Detachment of Inverness Public Utility District, Properties 109-330-05, 114-011-11, 114-011-17, 114-011-07, 109-140-37 and the Marshall “Service” Area from North Marin Water District’s Boundaries (LAFCo File #1389)”

WHEREAS North Marin Water District submitted an application to detach approximately 9, 146 acres of unincorporated property located in West Marin from its boundaries, which is also known as Inverness Public Utility District, APNs 109-330-05, 114-011-11, 114-011-17, 114-011-07, 109-140-37 and the Marshall Services Area, collectively “Property”; and

WHEREAS the North Marin Water District has requested the detachment because the Property is not served by the District and there are no plans nor the capacity to serve the Property in the future;

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 adopted local policies and procedures as provided for in the staff report and oral and written testimony; and

WHEREAS mailed notice was given to all landowners and registered voters as required pursuant to Government Code section 56157; and

WHEREAS the mailed notice disclosed that unless written opposition to the proposal is received before the conclusion of the Commission proceedings on the proposal, the commission intends to waive protest proceedings; and

WHEREAS no written opposition to the proposal from landowners or registered voters within the affected territory was received before the conclusion of the Commission proceedings.

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

Section 1. Approve the proposed detachment of property from the North Marin Water District, as described in Exhibit "A" attached hereto and depicted on a map, which is too

large to attach here but is available for review at the Marin LAFCo office, currently located at 1401 Los Gamos Dr., San Rafael, CA 94903, and incorporated herein by reference.

Section 2. The territory includes 9,146 acres, is found to be inhabited, and is assigned the following distinctive short form designation: “Detachment of Inverness Public Utility District, Properties 109-330-05, 114-011-11, 114-011-17, 114-011-07, 109-140-37 and the Marshall “Service” Area from North Marin Water District’s Boundaries (LAFCo File #1389)”

Section 3. The proposal is consistent with the adopted sphere of influence of the North Marin Water District.

Section 4. The protest proceedings are waived in accordance with Government Code section 56663.

Section 5. As the Responsible Agency under CEQA for the proposed detachment from North Marin Water District, LAFCo finds that North Marin Water District as the Lead Agency has prepared and certified a Notice of Exemption for the project under CEQA Guidelines 15320,

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on April 10, 2025, by the following vote:

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

NOES: _____

ABSTAIN: _____

ABSENT: Commissioner Lucan

Barbara Coler
Barbara Coler (Apr 11, 2025 10:30 PDT)
Barbara Coler, Chair

ATTEST:

APPROVED AS TO FORM:

Jason Fried
Jason Fried, Executive Officer

Malathy Subramanian
Malathy Subramanian (Apr 11, 2025 12:40 PDT)
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 25-13

- a) Exhibit A – Legal Description

CINQUINI & PASSARINO, INC.
Professional Land Surveyors
1360 No. Dutton Avenue, Suite 150
Santa Rosa, CA 95401
(707) 542-6268
Job #10426-24

Exhibit "A"

**Marshall De-Annexation
North Marin County Water District
LAFCo File No. 1389**

All of that certain real property situated within Sections 3, 4, 5, 9, 10, 11, 14, 15 & 16, Township 3 North, Range 9 West and Sections 4, 5, 7, 8, 9, 15, 16, 17, 18, 19, 20, 21, 22, 28, 29, 30, 31, 32 & 33, Township 4 North, Range 9 West and Section 24, Township 4 North, Range 10 West, Mount Diablo Base and Meridian, in the County of Marin, State of California, and lying adjacent to and easterly of the ordinary line of low water on the easterly shoreline of Tomales Bay and more particularly described as a whole as follows:

Parcel One and Parcel Two as described in Exhibit "A" of North Marin County Water District Resolution No. 642, Annexation No. 2.

TOGETHER WITH;

All of that land described in Exhibit "A" of North Marin County Water District Resolution No. 68-6, Lands of Cypress Point Associates - Annexation No. 5.

ALSO TOGETHER WITH;

All of that land described in Exhibit "A" of North Marin County Water District Resolution No. 852, Lands of Angress - Annexation No. 8.

Containing total of 7,578 acres of land, more or less.

For de-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



03/19/2025

Date

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Exhibit "A"

**Inverness De-Annexation
North Marin Water District
LAFCo File No. 1389**

All of that portion of real property situated within Sections 8, 9, 16, 17, 20, 21, 22 & 28, Township 3 North, Range 9 West, Mount Diablo Base and Meridian, in the County of Marin, State of California as described in North Marin Water District Resolution No. 687, Annexation No. 3, Inverness-Point Reyes Annexation to North Marin County Water District, and lying adjacent to and westerly of the ordinary line of low water on the westerly shoreline of Tomales Bay and more particularly described as a whole as follows:

BEGINNING at the northwest corner of said Annexation No. 3 boundary, being a point on the southerly boundary line of the Tomales Bay State Park, said point also being the intersection of the courses South 68° 53' 20" East 253.80 feet and North 0° 08' 06" East 83.16 feet as said courses and distances are shown on the map entitled, "Record of Survey Point Reyes National Seashore being portions of Rancho Punta de Los Reyes, Rancho Punta de Los Reyes Sobrante, Rancho Las Baulines and Rancho Tomales Y Baulines, Marin County, California," recorded December 20, 1963 in Book 3 of Surveys at page 56, Marin County Records;

- (1) running thence from said point of beginning, following the southwesterly boundary of said Annexation No. 3 and the northeasterly line of said Point Reyes National Seashore, South 00° 08' 06" West 83.16 feet;
- (2) thence on a non-tangent curve to the right whose center bears South 1° 26' 45" West with a radius of 469.95 feet a central angle of 21° 00' 00" for an arc distance of 172.23 feet;
- (3) thence South 67° 33' 15" East 79.22 feet;
- (4) thence on a curve to the right tangent to the preceding course with a radius of 4984.56 feet, a central angle of 4° 08' 30" for an arc distance of 360.31 feet;
- (5) thence South 71° 41' 45" East 147.30 feet;
- (6) thence on a curve to the right tangent to the preceding course with a radius of 1970.39 feet, a central angle of 9° 27' 10" for an arc distance of 325.08 feet;
- (7) thence South 62° 14' 35" East 169.24 feet;
- (8) thence on a curve to the right tangent to the preceding course with a radius of 969.44 feet, a central angle of 19° 50' 44" for an arc distance of 335.78 feet;
- (9) thence South 42° 23' 51" East 224.98 feet;
- (10) thence on a curve to the left tangent to the preceding course with a radius of 529.88 feet, a central angle of 28° 39' 54" for an arc distance of 265.10 feet;
- (11) thence South 71° 03' 45" East 520.51 feet;

- (12) thence on a curve to the left with a radius of 517.29 feet a central angle of 21° 20' 40" for an arc distance of 192.71 feet;
- (13) thence North 87° 35' 35" East 171.14 feet;
- (14) thence on a curve to the left tangent to the preceding course with a radius of 969.47 feet a central angle of 4° 40' 54" for an arc distance of 79.22 feet;
- (15) thence South 37° 15' 45" West 297.04 feet;
- (16) South 17° 46' 39" East 389.96 feet;
- (17) South 7° 06' 21" West 1521.74 feet;
- (18) South 5° 58' 10" West 59.45 feet;
- (19) South 18° 20' 04" West 272.12 feet;
- (20) North 26° 59' 29" West 57.00 feet;
- (21) South 34° 07' 04" West 142.99 feet;
- (22) thence on a curve to the right tangent to the preceding course with a radius of 164.98 feet a central angle of 34° 30' 00" for an arc distance of 99.34 feet;
- (23) thence South 68° 37' 04" West 202.98 feet;
- (24) thence on a curve to the left tangent to the preceding course with a radius of 229.98 feet a central angle of 29° 40' 00" for an arc distance of 119.08 feet;
- (25) thence South 20° 52' 56" East 449.96 feet;
- (26) North 68° 35' 04" East 94.58 feet;
- (27) South 18° 20' 04" West 286.90 feet;
- (28) South 17° 58' 12" East 1963.59 feet;
- (29) South 38° 08' 21 East 1719.52 feet;
- (30) thence along said northeasterly line South 50° 15' 43" East to an angle point formed by the point of intersection of said line with the course cited as "N75°01'E 454.63" in the southerly line of Parcel A as shown of that certain map filed October 7, 1969 in Book 4 of Parcel Maps at Page 28, Marin County Records, said point also being the most northerly corner of the lands of United States of America, a portion thereof described in the Grant Deed recorded in Book 2407 of Official Records at Page 465, Marin County Records;
- (31) thence leaving said northeasterly line of said Point Reyes National Seashore and along said southwesterly boundaries of said Annexation No. 3 and along southerly lines of said Parcel A South 75° 01' West to a found post as shown on said map at an angle point on said southerly lines of said Parcel A;
- (32) thence along said southerly lines South 88° 42' West 319.23 feet to a found post at the southwest corner of said Parcel A as shown on said map;
- (33) thence leaving said corner and continuing along said southwesterly boundaries of said Annexation No. 3 and along the southwesterly lines of said lands of United States of America the following 27 courses and distances, South 20° 52' West 292.41 feet;
 - (34) South 51° 57' East 545.79 feet;
 - (35) North 45° 50' East 278.69 feet to the centerline of a 20-foot road easement;
 - (36) thence along said centerline, South 36° 03' East 14.61 feet;
 - (37) South 06° 13' East 106.3 feet;
 - (38) South 17° 04' East 101.85 feet;
 - (39) South 31° 21' East 90.78 feet;
 - (40) South 43° 14' East 221.84 feet;
 - (41) South 57° East 126.85 feet;

- (42) South 39° 19' East 62.42 feet;
- (43) South 14° 46' East 94.16 feet;
- (44) South 22° 12' East 99.89 feet;
- (45) South 12° 14' East 83.48 feet;
- (46) South 02° 02' West 132.01 feet to the centerline of an existing 20-foot road;
- (47) thence along said centerline, curve to the left with a radius of 268 feet, a central angle of 42° 05' for an arc distance of 196.84 feet;
- (48) thence on a compound curve with a radius of 268 feet, a central angle of 42° 05' for an arc distance of 196.84 feet;
- (49) thence on a reverse curve with a radius of 1470 feet, a central angle of 11° 26' for an arc distance of 293.18 feet;
- (50) thence on a compound curve with a radius of 230 feet, a central angle of 44° 04' for an arc distance of 176.87 feet;
- (51) thence on a reverse curve with a radius of 100 feet, a central angle of 40° for an arc distance of 69.81 feet;
- (52) thence on a reverse curve with a radius of 235 feet, a central angle of 84° 56' for an arc distance of 348.32 feet;
- (53) thence on a reverse curve with a radius of 240 feet, a central angle of 79° 20' for an arc distance of 332.3 feet;
- (54) thence on a compound curve with a radius of 840 feet, a central angle of 27° 46' for an arc distance of 406.96 feet;
- (55) South 67° 06' East 235 feet;
- (56) thence on a curve to the left with a radius of 400 feet a central angle of 59° 20' for an arc distance of 414.2 feet;
- (57) thence on a reverse curve with a radius of 141 feet, a central angle of 76° 46' for an arc distance of 188.79 feet;
- (58) thence on a compound curve with a radius of 534 feet, along said centerline 58 feet more or less to a point formed by the point of intersection of said centerline with a line produced in a general southwesterly direction from the southeasterly terminus of that certain course cited as "South 62° 22' 55" East 164.83 feet" in said northeasterly line of said Point Reyes National Seashore and also being on the southwesterly boundary of said Annexation No. 3;
- (59) thence northeasterly in a straight line to said southeasterly terminus;
- (60) thence leaving said southwesterly boundary of said Annexation No. 3 and along said northeasterly line of said Point Reyes National Seashore North 62° 22' 55" West 164.83 feet;
- (61) North 36° 52' 24" West 557.23 feet;
- (62) North 49° 12' 47" West 174.50 feet;
- (63) North 52° 12' 26" West 106.00 feet;
- (64) North 40° 43' 54" West 152.01 feet;
- (65) North 10° 41' 20" East 216.04 feet;
- (66) North 41° 29' 03" East 142.28 feet;
- (67) North 18° 02' 35" East 64.96 feet;
- (68) North 07° 59' 15" West 51.18 feet;
- (69) North 54° 40' 25" West 118.79 feet;
- (70) North 41° 23' 53" East 139.68 feet;

- (71) North 45° 27' 34" East 121.68 feet;
- (72) North 34° 33' 57" East 85.12 feet;
- (73) North 20° 42' 37" East 73.59 feet;
- (74) North 08° 24' 47" East 127.23 feet;
- (75) North 11° 59' 17" East 176.42 feet to an angle point, said point also being on the southeasterly lines of the lands of the State of California as described in Final Order of Condemnation recorded May 26, 1977, in Book 3208 of Official Records at Page 427, Marin County Records;
- (76) thence leaving said northeasterly line of said Point Reyes National Seashore and said southwesterly boundary of said Annexation No. 3 and continue along said southeasterly lines of the State of California, North 32° 46' East 806.63 feet;
- (77) North 45° 44' East 134.06 feet;
- (78) North 19° 19' 30" East 135.27 feet;
- (79) North 3° 30' 30" East 184.60 feet;
- (80) North 3° 11' 30" East 129.91 feet;
- (81) North 27° 26' East 27.37 feet to the most southern corner of the lands described as Parcel Two in Affidavit of Death recorded May 13, 2014, under Document Number 2014-0021408, Marin County Records;
- (82) thence along the southerly lines of said lands, North 27° 26' East 233.48 feet;
- (83) thence North 63° 38' 30" East 413.68 feet to an angle point on the northerly lines of the lands of the Nature Conservancy as shown on that Record of Survey filed in Book 31 of Surveys at Page 95, Marin County Records;
- (84) thence along said northerly lines, North 26° 32' 30" East 254.57 feet;
- (85) North 45° 58' 30" East 183.78 feet;
- (86) North 66° 57' East 169.04 feet to the southwest corner of the lands of Onslow-Ford as shown on said Record of Survey;
- (87) thence North 40° 20' 40" West 516.44 feet to the northwest corner thereof;
- (88) thence North 55° 57' East 201.13 feet along the northwesterly line of said lands to the most westerly corner of the lands of the State of California as described in Grant Deed recorded December 29, 1976, in Book 3133 of Official Records at Page 532, Marin County Records;
- (89) thence along the southerly lines of said lands, South 40° 20' 40" East 338.81 feet;
- (90) North 84° 00' East 622.78 feet;
- (91) South 06° 00' East 261.0 feet;
- (92) South 52° 21' East 84.28 feet;
- (93) South 69° 35' East 123.53 feet;
- (94) South 77° 23' East 293.67 feet;
- (95) North 89° 01' East 234.48 feet;
- (96) North 85° 38' East 152.17 feet;
- (97) North 79° 06' East 243.33 feet;
- (98) North 74° 42' East 135.88 feet;
- (99) North 63° 22' East 252.31 feet;
- (100) North 65° 09' East 196.56 feet;
- (101) North 44° 39' East 180.20 feet;
- (102) North 33° 25' East 233.53 feet to the most westerly corner of Parcel 1 as shown on that map filed February 19, 1969, in Book 3 of Parcel Maps at Page 73, Marin County Records;

- (103) thence leaving said southerly lines of said lands of the State of California and along the southerly lines of said Parcel 1, South 64° 22' 22" East 265.414 feet;
- (104) South 88° 14' East 61.02 feet;
- (105) South 61° 17' 14" East 52.28 feet;
- (106) North 61° 03' 50" East 289.751 feet to the southwesterly line of the County Road from Inverness to Point Reyes Station;
- (107) thence along said southwesterly line of said County Road North 26° 49' West 129.60 feet;
- (108) North 66° 23' East 9 feet more or less;
- (109) North 38° 38' West 239.10 feet;
- (110) North 42° 21' West 218 feet more or less to the point of intersection with the course cited as North 49° 43' 30" East 96.86 feet in the southerly lines of Parcel One as described in the Grant Deed to Phillip Perloff, Trustee, recorded March 11, 2016, under Document Number 2016-0010445, Marin County Records;
- (111) thence in a general northeasterly direction, 60 feet more or less to the northeasterly line of said County Road;
- (112) thence northeasterly in a straight line to the northeasterly boundary of said Annexation No. 3, Inverness-Point Reyes Annexation to North Marin County Water District, said point being on the easterly line of Tide Land Survey No. 219, said point also being the intersection of the courses South 57° 45' East 43.0 chains (2838 feet) and South 10° 00' East 12.0 chains (792.00 feet) as described in that Tide Land Survey No. 219, patented August 16, 1902, to James B. Burdell, said easterly line also being the northeasterly line of the lands of Julia Shafter Hamilton recorded in Book 156 of Deeds at Page 274, Marin County Records, and the line of ordinary low water;
- (113) thence along said line, North 57° 45' West 2838.00 feet to the most easterly corner of the parcel described as "third" in the deed to Julia Shafter Hamilton, recorded in Book 98 of Deeds at Page 264, Marin County Records;
- (114) thence along the northeasterly and the northerly line of said last mentioned Third Parcel, and continuing along the line of ordinary low water North 45° 00' West 627.00 feet;
- (115) North 35° 00' West 1042.80 feet;
- (116) North 69° 15' West 924.00 feet;
- (117) North 27° 45' West 283.80 feet;
- (118) North 35° 15' West 607.20 feet;
- (119) North 3° 00' West 184.80 feet;
- (120) North 46° 00' West 1392.60 feet;
- (121) North 28° 15' West 310.20 feet;
- (122) North 19° 15' West 184.80 feet;
- (123) thence leaving the northeasterly and the northerly line of said Third Parcel and line of ordinary low water, North 59° West 480 feet more or less to the most easterly corner of Lot 6 as said lot is shown on that certain map entitled, "Map of Seahaven Sub. One," recorded in Book 6 of Maps at Page 94, Marin County Records;
- (124) running thence along the northeasterly line of said subdivision, North 58° 52' West 203.861 feet;
- (125) North 60° 07' West 205.690 feet;
- (126) North 41° 17' West 181.970 feet;
- (127) North 46° 30' West 42.764 feet to the most Easterly corner of a tract designated as Parcel A shown on the "Map of Teachers Beach", recorded in Book 8 of Maps at Page 99, Marin

County Records;

- (128) thence along the easterly line of said Parcel A, North 46° 30' West 349.786 feet;
- (129) North 5° 56' East 78.65 feet;
- (130) North 7° 28' East 116.55 feet;
- (131) North 5° 24' East 57.12 feet;
- (132) North 9° 42' East 41.59 feet;
- (133) North 25° 52' West 21.67 feet to the southerly line of that certain parcel described in the deed to the State of California, recorded in Volume 1272 of Official Records at Page 49, Marin County Records;
- (134) thence southwesterly along the southerly line of said last mentioned parcel, South 73° 51' West 470 feet more or less to point called Point Number Four in that certain parcel first described in the deed to the State of California, recorded in Volume 685 of Official Records at Page 220, Marin County Records;
- (135) continuing thence southwesterly along the southerly line of said last mentioned parcel, South 73° 51' West 4594.8 feet to the **POINT OF BEGINNING**.

Containing total of 1,568 acres of land more or less.

For de-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



03/19/2025
Date