



# STAFF REPORT

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**Meeting Type:** Board of Directors  
**Title:** Approve the Quitclaim of a District Right-of-Way: 175 Marinwood Avenue, San Rafael  
**From:** Alex Anaya, Director of Engineering  
**Through:** Ben Horenstein, General Manager  
**Meeting Date:** June 16, 2026

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**TYPE OF ITEM:** X      Action                      Information

**RECOMMENDATION:** Approve the quitclaim of District easement rights to the underlying property owner of 175 Marinwood Avenue, San Rafael and authorize the General Manager to execute the deed in favor of the property owner

**SUMMARY:** The property owner has requested the District release its interest in an easement due to a redevelopment project. Any necessary utilities will be relocated to serve the redeveloped site.

**DISCUSSION:** The Marinwood Plaza property has commenced construction on a substantial redevelopment project. At one time, the Plaza included a large market attached to a long row of commercial units within a single structure commonly referred to as a “strip mall”. While the market remains, the other commercial units have been demolished to be replaced by 125 affordable living units and a 1,000-square-foot retail space within 4 detached buildings.

The footprint of one of the new buildings will encroach directly upon existing District facilities within an easement held by the District. The property owner has requested that the District release its interest in the easement and abandon the existing facilities on the property so that the developer may make the proposed improvements. The District’s 6-inch water main and five water services within the easement will be abandoned and replaced with new facilities appropriate for the project.

District Staff have reviewed the request and have no objections.

An administrative fee of \$1,000 has been paid to the District for the staff time required to process this request.

*Easement Characteristics*



- Easement Area – 2,000-square-feet more or less

**ENVIRONMENTAL REVIEW:** The Board of Directors' consideration of approval of a quitclaim of existing easement is a discretionary project, as defined by CEQA, and is subject to additional CEQA review. District staff has determined that the proposed quitclaim qualifies for a categorical exemption pursuant to Section 15303 of the CEQA Guidelines, as the proposed project includes a quitclaim of existing easement to allow installation of a new water main of reasonable length and other utility extensions to serve the development project.

**FISCAL IMPACT:** None.

**ATTACHMENT(S):**

1. Proposed Quitclaim Deed
2. Location Maps

DEPARTMENT OR DIVISION	DIVISION MANAGER	APPROVED
Engineering		
	<b>Alex Anaya</b> Engineering Director	<b>Ben Horenstein</b> General Manager