

**MARIN LOCAL AGENCY FORMATION COMMISSION**

**RESOLUTION 25-09**

**RESOLUTION APPROVING AN ANNEXATION OF 5124 PARADISE DR., CORTE MADERA, 5044 PARADISE DR., CORTE MADERA, AND 4985 RANCH ROAD, TIBURON INTO SANITARY DISTRICT NO. 2 OF MARIN COUNTY WITH WAIVER OF NOTICE, HEARING AND PROTEST PROCEEDINGS**

“Annexation of 5124 Paradise Dr, Corte Madera (APN 026-231-53), 5044 Paradise Dr, Corte Madera (APN’s 038-022-63, 038-022-67, 038-022-68 & 038-022-69 & 038-022-70) and 4985 Ranch Rd, Tiburon (APN 038-052-02) into Sanitary District No. 2 (File #1380)”

**WHEREAS** Sanitary District No. 2 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 annex 5124 Paradise Drive, Corte Madera, 5044 Paradise Drive, Corte Madera, and 4985 Ranch Road, Tiburon, consisting of approximately 3.09 acres of incorporated and unincorporated land to Sanitary District No. 2; 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 annexation, 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 3.09 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Annexation of 5124 Paradise Dr, Corte Madera (APN 026-231-53), 5044 Paradise Dr, Corte Madera (APN’s 038-022-63, 038-022-67, 038-022-68 & 038-022-69 & 038-022-70) and 4985 Ranch Rd, Tiburon (APN 038-052-02) into Sanitary District No. 2 (File #1380)”

Section 3. The proposal is consistent with the adopted spheres of influence for 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 annexation of APN’s 026-231-53, 038-022-63, 038-022-67, 038-022-68, 038-022-69, 038-022-70 and 038-052-02 to Sanitary District No. 2, 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, Chu, Burdo, Lucan, Coler, Rodoni and Kious

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Barbara Coler  
Barbara Coler (Feb 14, 2025 16:57 PST)  
Barbara Coler, Chair

ATTEST:  
  
Jason Fried  
Jason Fried, Executive Officer

APPROVED AS TO FORM:  
  
Malathy Subramanian  
Malathy Subramanian (Feb 14, 2025 11:01 PST)  
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 25-09

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



## Geographic Description

Annexation of APN 038-052-02  
Into Sanitary District No 2  
LAFCO File #: 1380  
Page 1 of 3

All that certain real property, situate in the County of Marin, State of California, and a portion of Rancho Corte Madera Del Presidio, being the lands of Jane M. Mangus and Jon L. Mangus, as described in that Individual Quitclaim Deed recorded under Document Number 86-0073458, Official Records of Marin County, described as follows:

Beginning at an angle point on the existing boundary of Sanitary District No 2, said point being the common northerly corner of said lands of Mangus and the lands of Feng Xu as described in that Grant Deed recorded under Document Number 2017-0041889, Official Records of Marin County;

Course 1 – Thence leaving said right of way, and along the existing boundary of Sanitary District No 2, South 46°01'00" West 105.00 feet;

Course 2 – Thence continuing along said existing district boundary, North 47°27'00" West 118.63 feet;

Course 3 – Thence leaving said existing district boundary North 45°26'00" East 97.42 feet to the southwesterly right of way of Ranch Road;

Course 4 – Thence along said right of way South 51°56'00" East 109.46 feet;

Course 5 – Thence continuing along said right of way, South 42°01'00" East 11.00 feet to the **Point of Beginning** and containing 0.28 acres of land more or less;

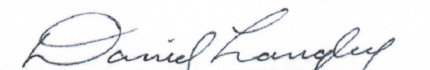
*For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described. This description of land is intended for annexation of the lands described under Document Number 2006-0041790, into the Marin Sanitary District No. 2, only. Research of existing district boundaries was performed in preparation of this description; however, no maps or legal descriptions describing existing district boundaries were recovered. Therefore, this description relies upon existing parcel descriptions, a listing of assessor's parcels serviced by the district, and the MarinMap Map Viewer graphical information system as the best available evidence to determine existing district boundaries. No gaps between existing district boundaries and the southeasterly and southwesterly lines of the lands described herein are intended.*



## Geographic Description

Annexation of APN 038-052-02  
Into Sanitary District No 2  
LAFCO File #: 1380  
Page 2 of 3

Prepared by:  
BKF ENGINEERS

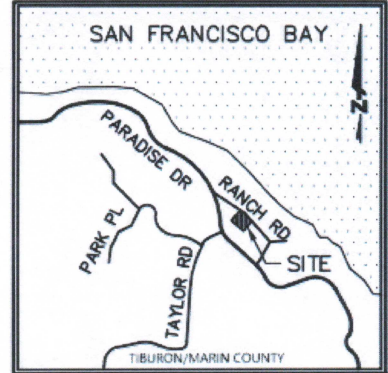
  
Daniel P. Langley, PLS. No. 9380

Dated: 08/20/2024





LOCATED IN RANCHO CORTE  
MADERA DEL PRESIDIO

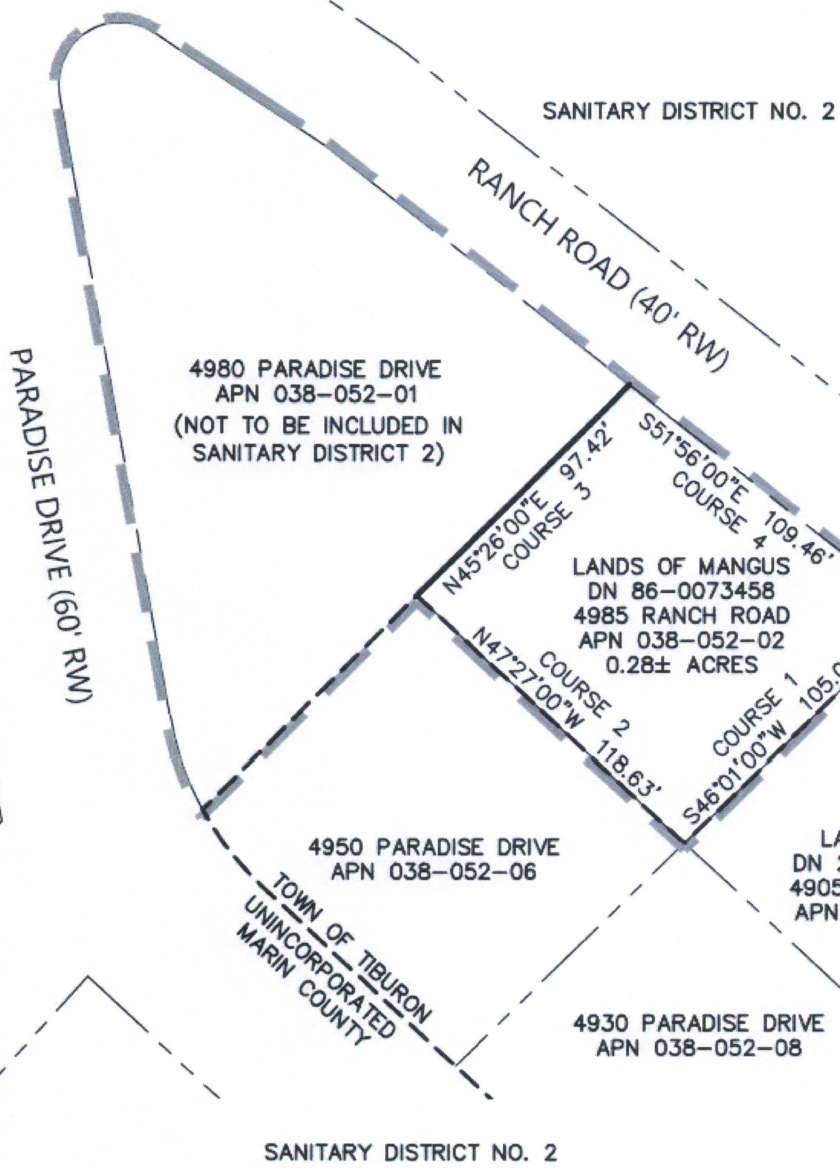


**VICINITY MAP**

NOT TO SCALE

COURSE 5  
S42°01'00"E 11.00'

POINT OF  
BEGINNING



4980 PARADISE DRIVE  
APN 038-052-01  
(NOT TO BE INCLUDED IN  
SANITARY DISTRICT 2)

SANITARY DISTRICT NO. 2

RANCH ROAD (40' RW)

PARADISE DRIVE (60' RW)

LANDS OF MANGUS  
DN 86-0073458  
4985 RANCH ROAD  
APN 038-052-02  
0.28± ACRES

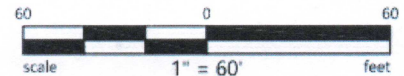
4950 PARADISE DRIVE  
APN 038-052-06

TOWN OF TIBURON  
UNINCORPORATED  
MARIN COUNTY

LANDS OF XU  
DN 2017-0041899  
4905 RANCH ROAD  
APN 038-052-07

4930 PARADISE DRIVE  
APN 038-052-08

SANITARY DISTRICT NO. 2



**LEGEND**

- EXISTING BOUNDARY OF SANITARY DISTRICT NO 2
- PROPOSED BOUNDARY OF SANITARY DISTRICT NO 2
- LIMITS OF TOWN OF TIBURON

**DISCLAIMER:**

FOR ASSESSMENT 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.



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ANNEXATION OF  
APN 038-052-02 INTO  
SANITARY DISTRICT NO 2  
LAFCO FILE #: \_\_\_\_\_  
MARIN MAPPING #: \_\_\_\_\_

JOB # 20230192-01  
DATE AUG. 2024  
CHECKED. JPS  
SHEET 3 OF 3












# Resolution 25-09 Paradise&Ranch Rd Reorg

Final Audit Report

2025-02-18


Created:	2025-02-14
By:	claire devereux (cdevereux@marinlafco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAHAhHR2LwzFG67L_h1hMdlZu6IRWbv6R-J1

## "Resolution 25-09 Paradise&Ranch Rd Reorg" History

-  Document created by claire devereux (cdevereux@marinlafco.org)  
2025-02-14 - 6:38:20 PM GMT
-  Document emailed to Jason Fried (jfried@marinlafco.org) for signature  
2025-02-14 - 6:38:26 PM GMT
-  Document emailed to malathy.subramanian@bbklaw.com for signature  
2025-02-14 - 6:38:26 PM GMT
-  Document emailed to barbaracoler@gmail.com for signature  
2025-02-14 - 6:38:26 PM GMT
-  Email viewed by malathy.subramanian@bbklaw.com  
2025-02-14 - 7:00:54 PM GMT
-  Signer malathy.subramanian@bbklaw.com entered name at signing as Mala Subramanian  
2025-02-14 - 7:01:26 PM GMT
-  Document e-signed by Mala Subramanian (malathy.subramanian@bbklaw.com)  
Signature Date: 2025-02-14 - 7:01:28 PM GMT - Time Source: server
-  Email viewed by barbaracoler@gmail.com  
2025-02-15 - 0:56:36 AM GMT
-  Signer barbaracoler@gmail.com entered name at signing as Barbara Coler  
2025-02-15 - 0:56:58 AM GMT
-  Document e-signed by Barbara Coler (barbaracoler@gmail.com)  
Signature Date: 2025-02-15 - 0:57:00 AM GMT - Time Source: server
-  Email viewed by Jason Fried (jfried@marinlafco.org)  
2025-02-18 - 5:13:57 PM GMT



 Document e-signed by Jason Fried (jfried@marinlafco.org)  
Signature Date: 2025-02-18 - 5:14:14 PM GMT - Time Source: server

 Agreement completed.  
2025-02-18 - 5:14:14 PM GMT