

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 25-08

RESOLUTION APPROVING REORGANIZATION OF 90 EDISON AVENUE, CORTE MADERA AND 127 PEPPER AVENUE, LARKSPUR DETACHING FROM SANITARY DISTRICT NO. 2 OF MARIN COUNTY AND ANNEXING INTO ROSS VALLEY SANITARY DISTRICT AND ANNEXATION OF 100 EDISON AVENUE, CORTE MADERA INTO ROSS VALLEY SANITARY DISTRICT WITH WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS

“Reorganization of 90 Edison Ave, Corte Madera (APN 025-011-33) and 127 Pepper Ave, Larkspur (APN 021-231-21) detaching from Sanitary District No. 2 of Marin County and annexing into Ross Valley Sanitary District and Annexation of 100 Edison Ave, Corte Madera (APN 021-142-50) into Ross Valley Sanitary District (LAFCo File #1379)”

WHEREAS Sanitary District No. 2 of Marin County 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 detach from Sanitary District No. 2 of Marin County 90 Edison Avenue, Corte Madera, which is approximately .35 acres and 127 Pepper Avenue, Larkspur, which is approximately .59 acres and annex into Ross Valley Sanitary District: and

WHEREAS the proposal also seeks Commission approval to annex into Ross Valley Sanitary District 100 Edison Avenue, Corte Madera, which is approximately 2 acres; 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 and annexation 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 reorganization and 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 2.94 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Reorganization of 90 Edison Ave, Corte Madera (APN 025-011-33) and 127 Pepper Ave, Larkspur (APN 021-231-21) detaching from Sanitary District No. 2 of Marin County and annexing into Ross Valley Sanitary District and Annexation of 100 Edison Ave, Corte Madera (APN 021-142-50) into Ross Valley Sanitary District (LAFCo File #1379)”

Section 3. The proposal is consistent with the adopted spheres of influence for Ross Valley Sanitary District and Sanitary District No. 2 of Marin County.

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

Section 5. As the Lead Agency under CEQA for the proposed reorganization of APN 025-011-33 and 021-231-21 detaching from Sanitary District No. 2 and annexing into Ross Valley Sanitary District and annexation of 021-142-50 to Ross Valley Sanitary 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 February 13, 2025, by the following vote:

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

NOES: _____

ABSTAIN: _____


ABSENT: _____

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

ATTEST:


Jason Fried, Executive Officer

APPROVED AS TO FORM:


Malathy Subramanian (Feb 14, 2025 11:02 PST)
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 25-08

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

EXHIBIT "A"
Reorganization
of the
Lands of Joseph & Hillary Culhane Trust etal
Out of
Sanitary District No. 2
into the
Sanitary District No. 1

Being a portion of Rancho Corte Madera Del Presidio described as follows:

All that real property situate in the City of Larkspur, County of Marin, State of California, being the Lands of Joseph & Hillary Culhane Trust etal described in Doc. No. 2011-015209, County of Marin Records, described as follows:

Beginning at the most Northerly corner of said Lands Culhane Trust etal, said point being in the southerly Right-of-Way of Elm Avenue and an angle point in District Boundaries of Sanitary District No. 1 and Sanitary District No. 2; thence along said southerly Right-of Way ① South 73° 41' East, 176.6 feet, to a tangent curve concave to the right having a radius of 48.5 feet; thence through said curve to the right having an included angle of ② 63° 28' and an arc length of 53.7 feet to a point in the westerly Right-of-Way of Pepper Avenue; thence along said westerly Right-of-Way ③ South 10° 13' East, 79.9 feet; thence ④ South 83° 11' West, 155 feet; thence northerly along the westerly boundary of said Lands ⑤ Nouth 11° 46' West, 50 feet, ⑥ South 82° 17' West, 25 feet and ⑦ North 11° 46' West, 141.7 feet; more or less to the Point of Beginning.

Containing 0.59 Acres, more or less.

Exhibit B Attached

(End of Legal Description)

This real property description has been prepared by me,
or under my direction, in conformance with the
Professional Land Surveyors Act.

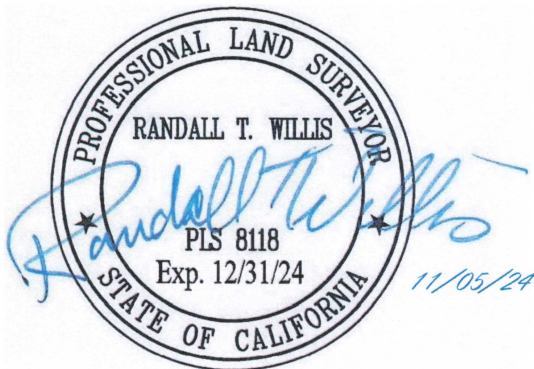


EXHIBIT "A"
Annexation
of the
Lands of Adam Jacob & Kathryn Bethell
into
Sanitary District No. 1

Being a portion of Rancho Corte Madera Del Presidio described as follows:

All that real property situate in the County of Marin, State of California, being the Lands of Adam Jacob & Kathryn Bethell described in Doc. No. 2020-052760, and Being Parcels B & C as shown and depicted on that certain Parcel Map entitled "Parcel Map of Division of Steadman Property", recorded in Book 7 of Parcel Maps at Page 47 on June 30, 1972, County of Marin records, described as follows:

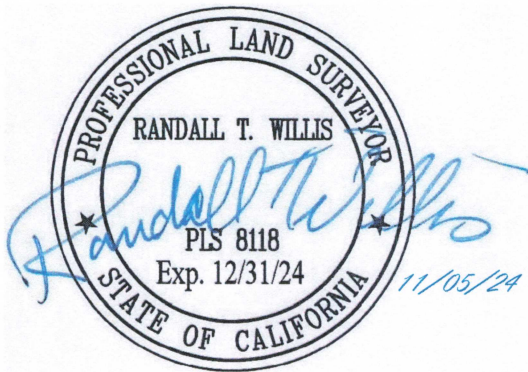
Beginning at the most Southerly corner of Parcel B as depicted on said Parcel Map, thence following said Lands depicted on said Parcel Map ① North 63° 22' West, 280.31 feet; thence ② North 26° 44' East, 315.88 feet; thence ③ South 53° 39' East, 82.69 feet; thence ④ South 41° 28' East, 150.00 feet; thence ⑤ North 48° 32' East, 80.00 feet; thence ⑥ South 41° 28' East, 109.00 feet; thence ⑦ South 48° 32' West, 191.28 feet; thence ⑧ South 26° 38' East, 102.07 feet more or less to the Point of Beginning.

Containing 2.0 Acres, more or less.

Exhibit B Attached

(End of Legal Description)

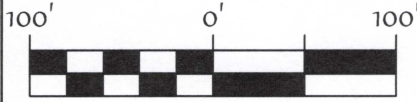
This real property description has been prepared by me,
or under my direction, in conformance with the
Professional Land Surveyors Act.



Legend

P.O.B. Point of Beginning

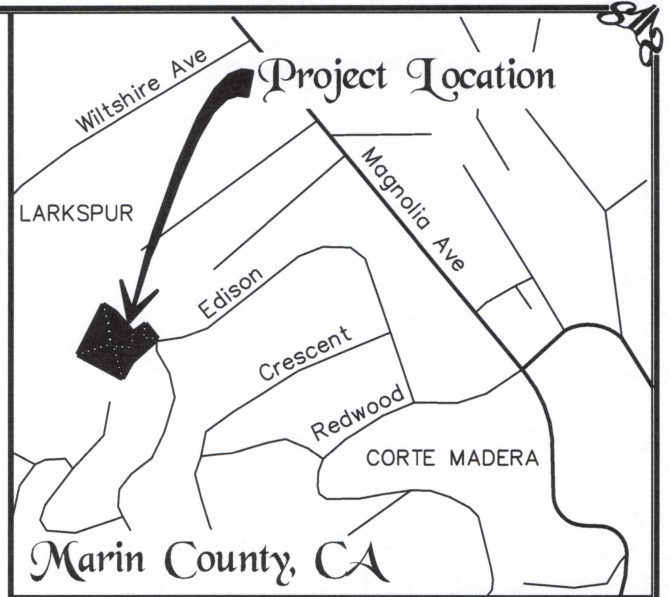
Note: No Evidence Exists of the Water Tank Site (Parcel C 7PM47) Being Accepted by a District and No APN Exists for Parcel C. Parcels B & C are One Continuous Lot.



Scale: 1"=100'

11/05/2024

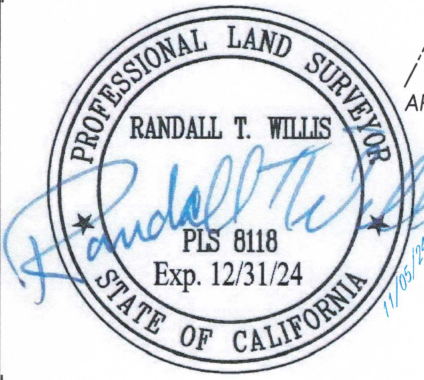
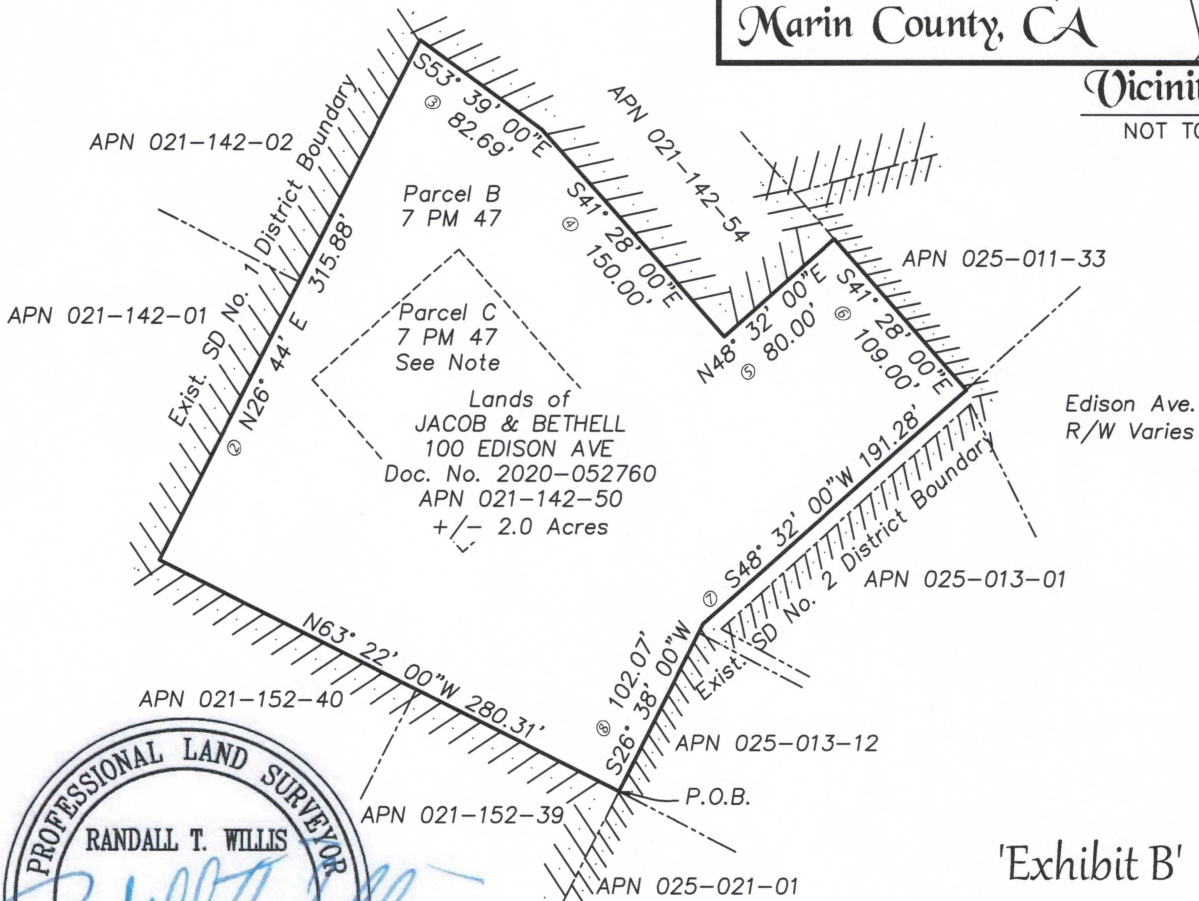
Portion of
Rancho Corte Madera
Del Presidio



Marin County, CA

Oicinity Map

NOT TO SCALE



'Exhibit B'
Annexation of the
Lands of Adam Jacob &
Kathryn Bethell into
Sanitary District No. 1
Marin LAFCo FILE 1379

Notes

- 1) All Distances and Dimensions shown are in Feet or Decimal Thereof.
- 2) This sheet is for graphical purposes only. Any errors or omissions shall not affect the property descriptions.

EXHIBIT "A"
Reorganization
of the
Lands of Sherry
Out of
Sanitary District No. 2
into
Sanitary District No. 1

Being a portion of Rancho Corte Madera Del Presidio described as follows:

All that real property situate in the County of Marin, State of California, being the Lands of Sherry described in Doc. No. 2017-046951, and Being shown and depicted on that certain Record of Survey filed in Book 2018 of Maps, at Page 11, February 2, 2018, County of Marin Records, described as follows:

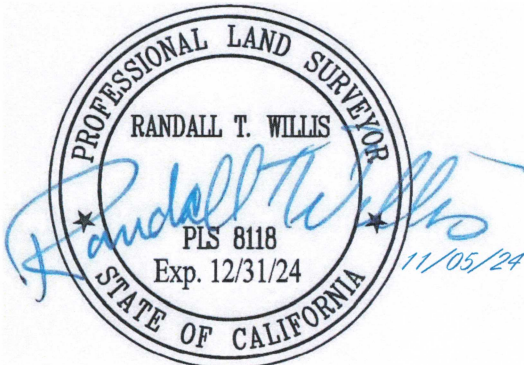
Beginning at the most Southerly corner of said Lands Sherry, said point being at an angle point in the westerly right-of-way of Edison Avenue and an angle point in District Boundary of Sanitary District No. 2; thence ① North 41° 39' 40" West, 125.00 feet; thence ② North 66° 16' 20" East, 73.52 feet; thence ③ South 69° 47' 50" East, 116.73 feet; thence ④ North 48° 36' 10" East, 13.69 feet; thence ⑤ South 33° 15' 20" East, 78.28 feet more or less to a point in the westerly right-of-way of Edison Avenue thence along said right-of-way on a non-tangent curve, concave to the right which center bears North 36° 19' 22" West, and having a radius of 77.79 feet; thence along said curve to the right through a curve ⑥ length of 115.31 feet and a central angle 84°55' 51"; thence ⑦ South 48° 36' 10" West, 56.69 feet; to the Point of Beginning.

Containing 0.35 Acres, more or less.

Exhibit B Attached

(End of Legal Description)

This real property description has been prepared by me,
or under my direction, in conformance with the
Professional Land Surveyors Act.



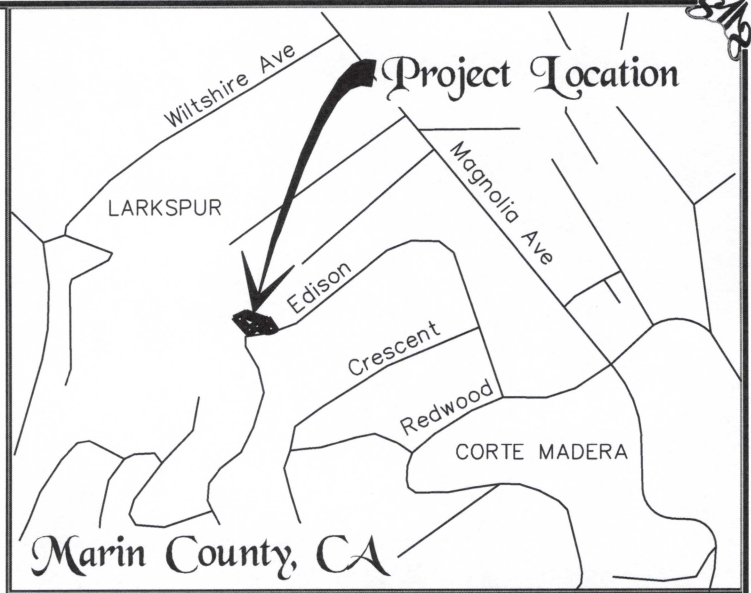
Legend

P.O.B. Point of Beginning



Scale: 1"=50'
11/05/24

Portion of
Rancho Corte Madera
Del Presidio



Vicinity Map
NOT TO SCALE

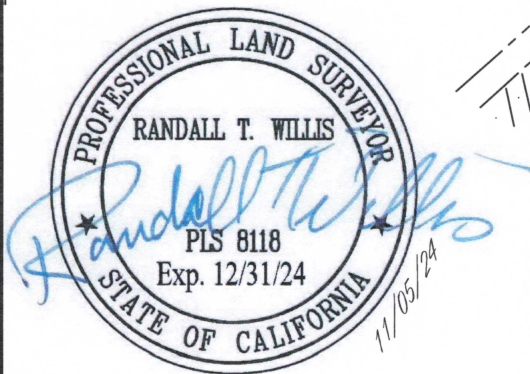
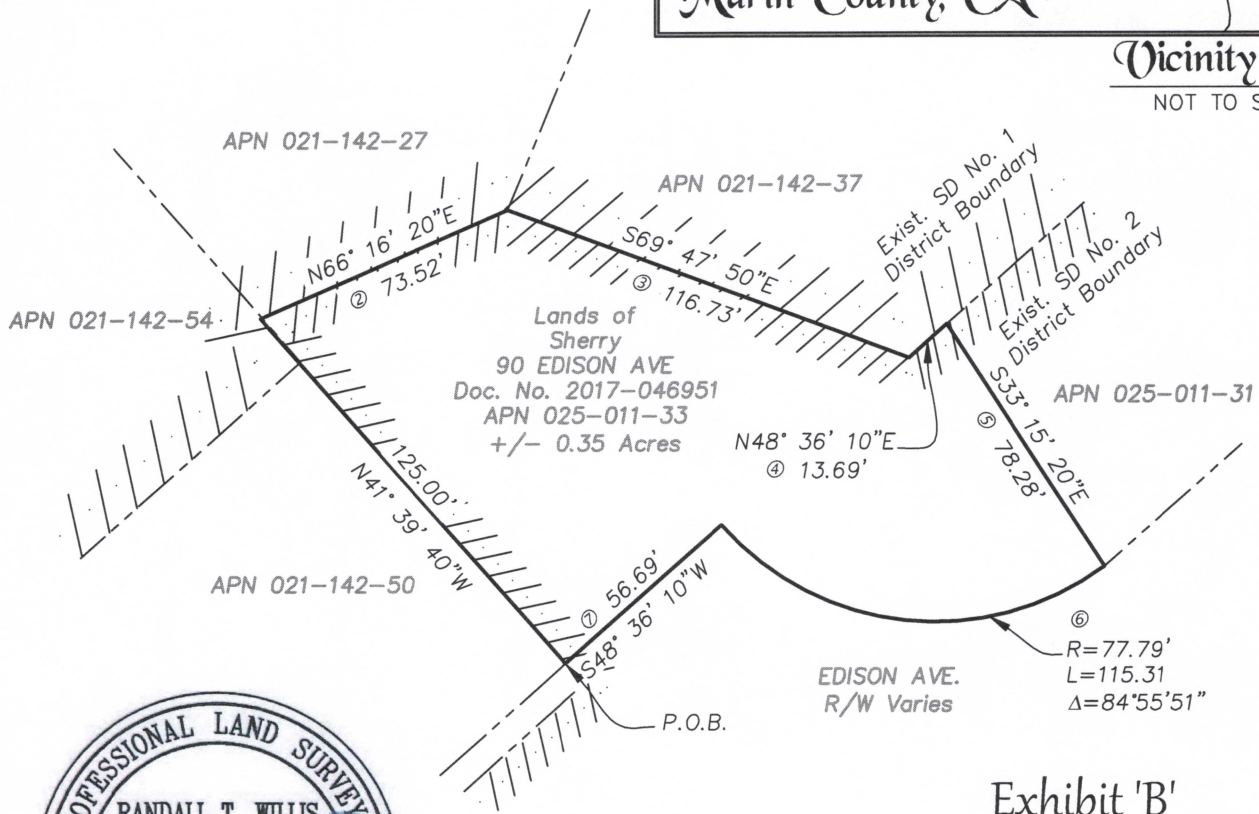


Exhibit 'B'
Reorganization
of the Lands of Sherry
Out of Sanitary District No. 2
into
Sanitary District No. 1
Marin LAFCo FILE 1379

Notes

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Resolution 25-08 File 1379

Final Audit Report


2025-02-18

Created:	2025-02-14
By:	claire devereux (cdevereux@marinlafco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAak5YDGf8td39Zn4AxIVktZuqCUynACHor

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-  Document emailed to malathy.subramanian@bbklaw.com for signature
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