

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 21-20

RESOLUTION APPROVING A REORGANIZATION CONSISTING OF A DUAL ANNEXATION OF 4916 RANCH ROAD TO SANITARY DISTRICT #2 AND THE TOWN OF TIBURON WITH WAIVER OF NOTICE, HEARING AND PROTEST PROCEEDINGS

“Reorganization of 4916 Ranch Road to the Town of Tiburon (APNs 038-053-17,038-061-14, 038-061-27, and 038-061-30) and Sanitary District #2 (APNs 038-053-17,038-061-14, and 038-061-30) (LAFCo File #1360)”

WHEREAS Jacqueline Bos & Eric McCrath, hereinafter referred to as “Property Owners,” have filed a validated landowner 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 approximately 10.45 acres of unincorporated land to Sanitary District #2 and the Town of Tiburon; and

WHEREAS the affected territory represents an entire lot developed with an existing single-family residence located at 4916 Ranch Road and identified by the County of Marin Assessor’s Office as APNs 038-053-17, 038-061-14, 038-061-27, and 038-061-30 (“Property”); and

WHEREAS the petition seeks to annex the above referenced four parcels into the Town of Tiburon and only three parcels as noted below into Sanitary District #2, since one parcel is already within Sanitary District #2.

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 an annexation 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 **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

Section 1. The boundaries, as set forth in the proposal, are hereby approved as submitted and are as described and depicted in Exhibits “A” and “B” attached hereto and by this reference incorporated herein.

1. Approve the proposed annexation of 4916 Ranch Road to the Town of Tiburon (APNs 038-053-17,038-061-14, 038-061-27, and 038-061-30) as shown and described in Exhibit “A” and Sanitary District #2 (APNs 038-053-17,038-061-14, and 038-061-30) as shown and described on Exhibit “B”.

Section 2. The territory includes 10.45 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Reorganization of 4916 Ranch Road to the Town of Tiburon (APNs 038-053-17,038-061-14, 038-061-27, and 038-061-30) and Sanitary District #2 (APNs 038-053-17,038-061-14, and 038-061-30) (LAFCo File #1360)”

Section 3. The proposal is consistent with the adopted spheres of influence of the Town of Tiburon and Sanitary District #2.

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

Section 5. As Responsible Agency under CEQA for the proposed reorganization consisting of annexations of:

1. APNs 038-053-17, 038-061-14, 038-061-27, and 038-061-30 to the Town of Tiburon, and
2. APNs 038-053-17, 038-061-14, and 038-061-30 to Sanitary District #2

LAFCo finds that the reorganization 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 December 9, 2021, by the following vote:

AYES: McEntee, Kious, Rodoni, Arnold, Coler, Murray, Loder

NOES: _____

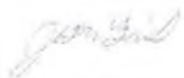
ABSTAIN: _____

ABSENT: _____



Sashi McEntee, Chair

ATTEST:



Jason Fried, Executive Officer

APPROVED AS TO FORM:



Malathy Subramanian (Dec 15, 2021 14:09 PST)

Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 21-20

- a) Exhibit A – Legal Description & Map for annexation to the Town of Tiburon
- b) Exhibit B – Legal Description & Map for annexation to Sanitary District #2

Reorganization of APN 038-061-14, 27, 30 & APN 038-053-17
LAFCO # _____ - Legal description

Being a portion of the map of Paradise Cove Subd. No. Two filed n Book 5 Record Maps Page 90, Marin County Records, being the lands of Jacqueline Bos and Eric McCrath Trustees of the Jacqueline Bos and Eric McCrath Revocable Living Trust described in that deed recorded under Document No. 2020-0044107, Official Records of Marin County, described as follows;

BEGINNING at a point on the northerly line of Paradise Drive as shown on said map of Paradise Cove Subd. No. Two at the southwesterly most corner of Parcel Three of said lands of Jacqueline Bos and Eric McCrath, said point being on the City Limits line of the City of Tiburon;

Thence along said City Limits line and the westerly line of said Parcel Three of said lands of Jacqueline Bos and Eric McCrath the following courses, N04°24'13"W 58.00 feet, N13°48'38"E 67.42 feet, N34°34'30"W 102.00 feet and N55°52'50"E 70.00 feet to the common line of said Parcel Three and Parcel One of said lands of Bos and McCrath;

Thence along said the westerly and northerly lines of said Parcel One and said City Limits line the following courses, N34°30'00"W 50.00 feet, northwesterly along a curve to the left having radius of 40.00 feet through a central angle of 54°41'20" an arc length 38.18 feet, N89°16'00"W 45.67', westerly on a curve to the left having a radius of 40.00 feet through a central angle of 55°39'17" for an arc length of 38.85 feet to the south line of Ranch Road, along said south line N34°49'00"E 51.05 feet, leaving said south line S89°16'00"E 70.63 feet, southeasterly on a curve to the right having a radius of 75.00 feet through a central angle of 44°16'14" for an arc length of 57.95 feet, S45°00'00"E 43.74 feet, easterly on a curve to the left having a radius of 40.000 feet through a central angle of 89°59'05" for an arc length of 62.83 feet and N45°00'00"E 926.07 feet to the northeasterly corner of said Parcel One;

Thence along said City Limits line and the easterly line of said Parcel One and Parcel Three S00°00'00"E 313.87 feet to the northeasterly line of Parcel Two of said lands of Jacqueline Bos and Eric McCrath;

Thence along said City Limits lines and the northeasterly and easterly lines of said Parcel Two the following courses N90°00'00"E 665.27 feet, S18°15'00"E 20.14 feet;

Thence leaving said City Limits line along the southerly line of said Parcel Two the following courses, S65°01'40"W 1,031.07 feet, N30°30'00"W 10.08 feet, S57°06'50"W 105.85 feet, N32°53'10"W 10.00', S57°06'50"W 68.00 feet and S51°06'00"W 45.77 feet to the northerly line of Paradise Drive;

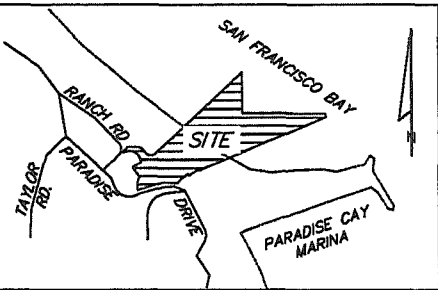
Thence along said northerly line the following courses, N84°35'00"W 101.85 feet and S72°18'00"W 220.02 feet the Point of Beginning.

Containing 10.45 acres more or less

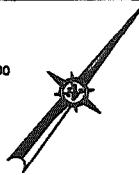
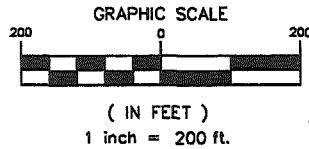
Basis of Bearings: Record of Survey filed in Book 32 Official Surveys Page 05, Marin County Records

This description prepared by Michael E. Ford, PLS 7237 on May 5, 2021





VICINITY MAP
NO SCALE



LEGEND

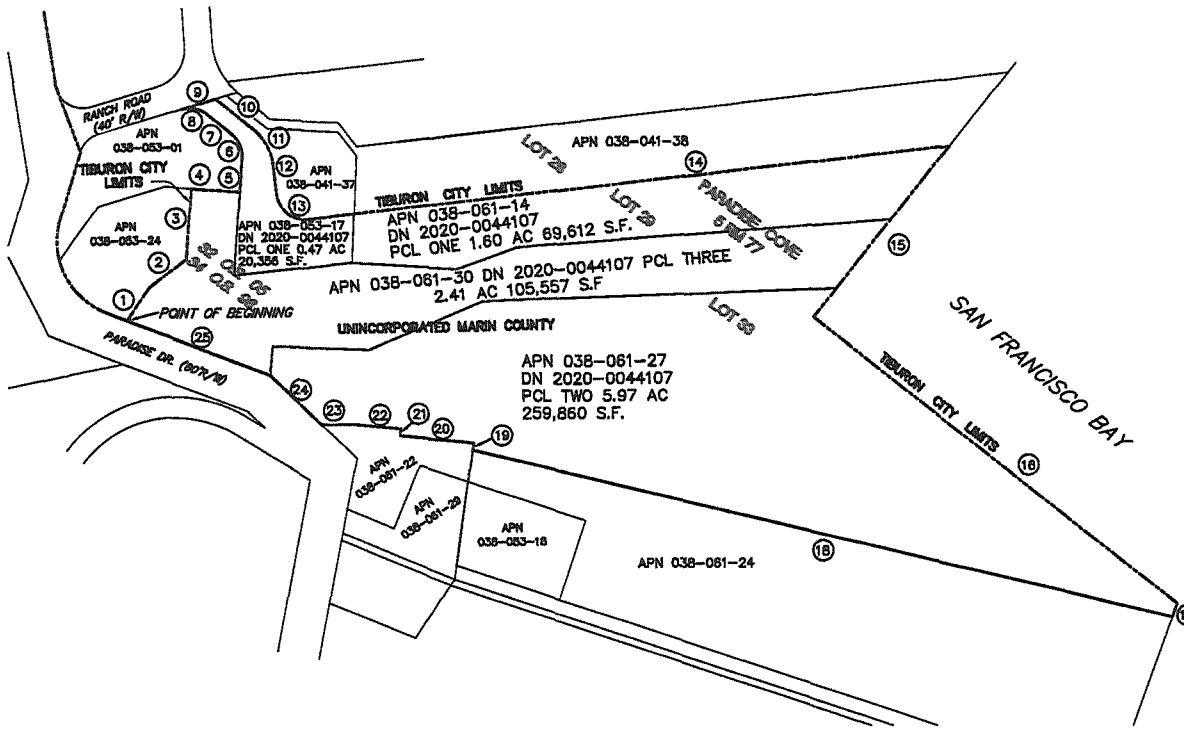
APN ASSESSOR PARCEL NO.
DN DOCUMENT NO.

TIBURON ANNEXATION
APN 038-061-14, 27, 30 & APN 038-053-37
DN 2020-0044107
10.45 ACRES

LINE & CURVE DATA

1	N04°24'13"W	58.00'
2	N13°48'38"E	67.42'
3	N34°34'30"W	102.00'
4	N55°52'50"E	70.00'
5	N34°30'00"W	50.00'
6	L=38.18' R=40.00' D=054°41'20"	
7	N89°16'00"W	45.67'
8	L=38.85' R=40.00' D=055°39'17"	
9	N34°49'00"E	51.05'
10	S89°16'00"E	70.63'
11	L=57.95' R=75.00' D=044°16'14"	
12	S45°00'00"E	43.74'
13	L=62.83' R=40.00' D=089°59'50"	
14	N45°00'00"E	926.07'
15	S00°00'00"E	313.87'
16	N90°00'00"E	665.27'
17	S18°15'00"E	20.14'
18	S65°01'40"W	1031.07'
19	N30°30'00"W	10.08'
20	S57°06'50"W	105.85'
21	N32°53'10"W	10.00'
22	S57°06'50"W	68.00'
23	S51°06'00"W	45.77'
24	N84°35'00"W	101.85'
25	S72°18'00"W	220.02'

AREA=455,385 S.F. 10.45 AC.±



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REORGANIZATION OF
APN 038-061-14, 27 & 30 & 038-053-17
LAFCO #
A PORTION OF PARADISE COVE SUBD.NO 2
SECT. 24, T1N, R5W

SCALE 1" = 200'

DATE: MAY 5, 2021

JOB # 203522

3522-TP.dwg



MARIN COUNTY SANITARY DIST. NO. 2 ANNEXATION
APN 038-053-17 & APN 038-061-14, 30
LAFCO # _____ - Legal description

Being a portion of the map of Paradise Cove Subd. No. Two filed n Book 5 Record Maps Page 90, Marin County Records, being the lands of Jacqueline Bos and Eric McCrath Trustees of the Jacqueline Bos and Eric McCrath Revocable Living Trust described in that deed recorded under Document No. 2020-0044107, Official Records of Marin County, described as follows;

BEGINNING at a point on the northerly line of Paradise Drive as shown on said map of Paradise Cove Subd. No. Two at the southwesterly most corner of Parcel Three of said lands of Jacqueline Bos and Eric McCrath, said point being on the City Limits line of the City of Tiburon and the Marin County Sanitary District No. 2 boundary;

Thence along said City Limits line and the Sanitary District Boundary, being the westerly line of said Parcel Three of said lands of Jacqueline Bos and Eric McCrath the following courses, N04°24'13"W 58.00 feet, N13°48'38"E 67.42 feet, N34°34'30"W 102.00 feet and N55°52'50"E 70.00 feet to the common line of said Parcel Three and Parcel One of said lands of Bos and McCrath;

Thence along said westerly and northerly lines of said Parcel One and said City Limits line and Sanitary District Boundary the following courses, N34°30'00"W 50.00 feet, northwesterly along a curve to the left having radius of 40.00 feet through a central angle of 54°41'20" an arc length 38.18 feet, N89°16'00"W 45.67', westerly on a curve to the left having a radius of 40.00 feet through a central angle of 55°39'17" for an arc length of 38.85 feet to the south line of Ranch Road, along said south line N34°49'00"E 51.05 feet, leaving said south line S89°16'00"E 70.63 feet, southeasterly on a curve to the right having a radius of 75.00 feet through a central angle of 44°16'14" for an arc length of 57.95 feet, S45°00'00"E 43.74 feet, easterly on a curve to the left having a radius of 40.000 feet through a central angle of 89°59'50" for an arc length of 62.83 feet and N45°00'00"E 926.07 feet to the northeasterly corner of said Parcel One;

Thence leaving said Sanitary District Boundary along said City Limits line and the easterly line of said Parcel One and Parcel Three S00°00'00"E 261.15 feet to the southeasterly line of Parcel Three of said lands of Jacqueline Bos and Eric McCrath, said point lying on said Sanitary District Boundary;

Thence along said Sanitary District Boundary and the southeasterly line of said Parcel Three the following courses S49°20'30"W 507.51 feet, S28°04'36"W 176.85 feet, S53°30'00"W 138.00 feet and S32°52'36"W 41.44 feet to the northerly line of Paradise Drive;

Thence along said northerly line S72°18'00"W 220.00 feet to the Point of Beginning.

Containing 4.49 acres more or less (195,507 Sq. Ft.)

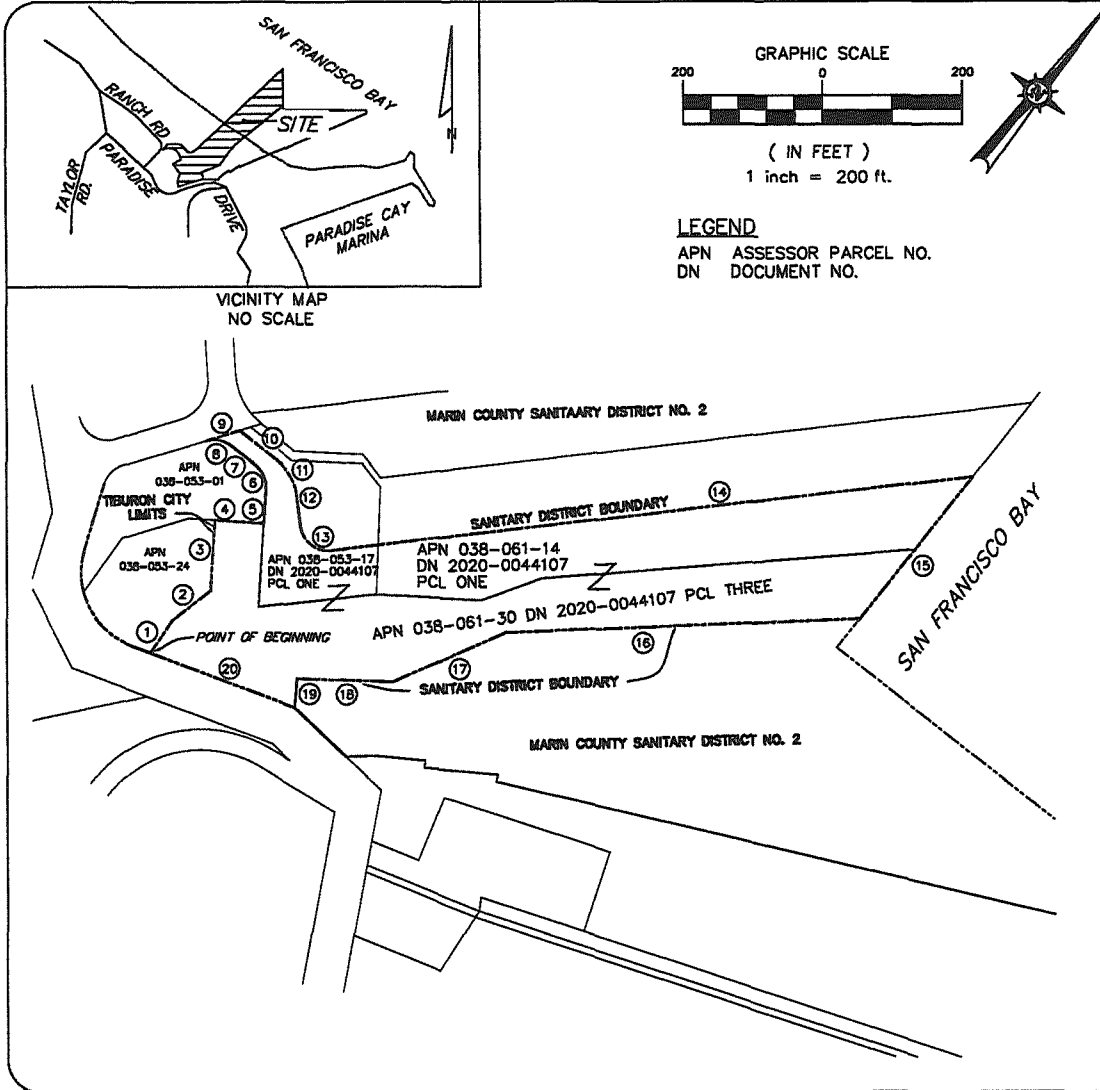
Basis of Bearings: Record of Survey filed in Book 32 Official Surveys Page 05, Marin County Records

End of Description

This description prepared by Michael E. Ford, PLS 7237 on July 2, 2021



EXHIBIT B p2



MARIN COUNTY SANITARY DISTRICT NO. 2
 ANNEXATION
 APN 038-061-14 & 30, APN 038-053-17
 DN 2020-0044107
 4.49 ACRES

NOTE:
 THE PARCELS WITHIN THIS ANNEXATION ARE
 BEING MERGED AND ANNEXED INTO THE TOWN OF
 TIBURON UNDER A SEPARATE, CONCURRENT LAFCD
 APPLICATION TO THE TOWN OF TIBURON.

LINE & CURVE DATA

- 1 N04°24'13"W 58.00'
- 2 N13°48'38"E 67.42'
- 3 N34°34'30"W 102.00'
- 4 N55°52'50"E 70.00'
- 5 N34°30'00"W 50.00'
- 6 L=38.18' R=40.00' D=054°41'20'
- 7 N89°16'00"W 45.67'
- 8 L=38.85' R=40.00' D=055°39'17'
- 9 N34°49'00"E 51.05'
- 10 S89°16'00"E 70.63'
- 11 L=57.95' R=75.00' D=044°16'14'
- 12 S45°00'00"E 43.74'
- 13 L=62.83' R=40.00' D=089°59'50'
- 14 N45°00'00"E 926.07'
- 15 S00°00'00"E 261.15'
- 16 S49°20'30"W 507.51'
- 17 S28°04'36"W 176.85'
- 18 S53°30'00"W 138.00'
- 19 S32°52'36"W 41.44'
- 20 S72°18'00"W 220.00'

AREA=195,507 S.F. 4.49 AC. ±



ANNEXATION
 MARIN COUNTY SANITARY DISTRICT NO. 2
 APN 038-061-14 & 30, APN 038-053-17
 PORTION OF PARADISE COVE SUBD. NO 2
 SECT. 24, T1N, R5W

SCALE 1" = 200'

DATE: JULY 2, 2021

JOB # 203522

3522-TP.dwg