

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 25-19

Resolution Approving Annexation of 4301 Paradise Dr., (APNs 034-291-28 & 034-291-38) Tiburon into Sanitary District No. 2 of Marin County (LAFCo File #1392) with Waiver of Notice, Hearing, and Protest Proceedings

“Annexation of 4301 Paradise Dr., Tiburon into Sanitary District No. 2 of Marin County (LAFCo File #1392)”

WHEREAS Tiburon Fire Protection District, hereinafter referred to as “Property Owner,” is the owner of 4301 Paradise Dr., Tiburon, also known as APNs 034-291-28 & 034-291-38, consisting of .69 acres “Property” and has filed a validated landowner petition to annex the Property into Sanitary District No. 2 of Marin County; 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 Sections 56668 and 56668.3 and adopted local policies and procedures as provided for in the staff report and oral and written testimony.

WHEREAS the proposal is for a reorganization 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 Commission **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

Section 1. Approve the proposed annexation of APN: 034-291-28 & 034-291-38 to Sanitary District No.2 of Marin County (File #1392) as shown and with the boundaries as depicted and described in Exhibits “A” and “B” attached hereto and incorporated herein by reference.

Section 2. The territory includes .69 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Annexation of 4301 Paradise Dr., Tiburon into Sanitary District No. 2 of Marin County (LAFCo File #1392)”.

Section 3. The proposal is consistent with the adopted sphere of influence of 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 organization proceedings.

Section 5. As Lead Agency under CEQA for the proposed annexation into Sanitary District No.2 of Marin County, 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 August 14, 2025, by the following vote:

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

NOES: _____

ABSTAIN: _____

ABSENT: _____

Barbara Coler
Barbara Coler (Aug 15, 2025 11:03:25 PDT)
Barbara Coler, Chair

ATTEST:

APPROVED AS TO FORM:



Jason Fried, Executive Officer

Malathy Subramanian
Malathy Subramanian (Aug 15, 2025 11:48:36 PDT)
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 25-19

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

ANNEXATION OF A.P. 034-291-28,38
INTO SANITARY DISTRICT NO. 2
LAFCO FILE #: 1392

DESCRIPTION

All that certain real property, situate in the Town of Tiburon, County of Marin, State of California, and a portion of Rancho Corte Madera Presidio, described as follows:

Beginning at an angle point on the existing boundary of Sanitary District No. 2, and also being the westerly line of Lot 1 as shown upon that certain map entitled, "Parcel Map of Winter Minor Subdivision", recorded on December 20, 2002 in Book 2002 of Maps at Page 253, Marin County Records;

Course 1 - Thence leaving said westerly line of Lot 1 North $82^{\circ}25'26''$ West 30.29 feet;

Course 2 - Thence South $72^{\circ}20'30''$ West 140.21 feet to the southeasterly corner of the Lands of Tiburon Fire Protection District as shown upon that certain map entitled, "Record of Survey, Lands of Tiburon Fire Protection District", recorded on December 22, 2017 in Book 2017 of Maps at Page 111, Marin County Records;

Course 3 - Thence along said Lands of Tiburon Fire Protection District North $45^{\circ}56'30''$ West 208.88 feet to the southerly line of Lot 11 as shown upon that certain map entitled, "Map of Hillcrest", recorded on November 5, 1965 in Book 13 of Record Maps at Page 43, Marin County Records;

Course 4 - Thence continuing along said Lands of Tiburon Fire Protection District North $90^{\circ}00'00''$ East 185.05 feet to an angle point on the existing boundary of Sanitary District No. 2;

Course 5 - Thence continuing along said Lands of Tiburon Fire Protection District North $90^{\circ}00'00''$ East 68.00 feet to a point on the westerly line of Paradise Drive;

Course 6 - Thence leaving said westerly line South $77^{\circ}28'30''$ East 61.55 feet to the easterly line of Paradise Drive;

Course 7 - Thence along said easterly line of Paradise Drive South $00^{\circ}22'00''$ East 93.37 feet to the Point of Beginning and containing 0.69 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 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 lands described herein are intended.

This description was prepared by:

Lawrence P. Doyle
Lawrence P. Doyle
P.L.S. 4694

Dated: 5/23/2025



PORTION OF RANCHO CORTE
MADERA DEL PRESIDIO

LOT 11
13 R.M. 43
A.P. 038-291-28
19 HILLCREST RD.

A.P. 038-291-54
7 HILLCREST RD.

A.P. 038-291-14
1 HILLCREST RD.

COUNTY NO. 2
SANITARY DISTRICT

A.P. 038-162-54
2 OLD LANDING RD.
LOT 1
2002 M 253

RICHARDSON BAY
SANITARY DISTRICT

A.P. 034-291-26
305 TRESTLE GLEN BLVD.

N90°00'00"E 185.05'
COURSE 4

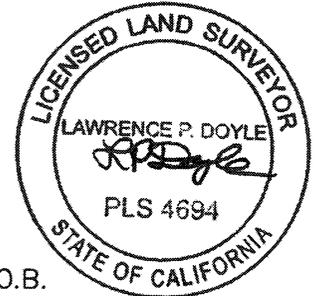
A.P. 034-291-38

A.P. 034-291-28
4301 PARADISE DR.
2017 M 111

AREA: 0.69 ACRES

PARADISE
60' R/W

S00°22'00"E 93.37'
COURSE 7



LEGEND

- P.O.B. POINT OF BEGINNING
- EXISTING BOUNDARY OF SANITARY DISTRICT NO. 2
- RICHARDSON BAY SANITARY DISTRICT BOUNDARY
- PROPOSED BOUNDARY OF COUNTY NO. 2 SANITARY DISTRICT

A.P. 034-291-27
307 TRESTLE GLEN BLVD.

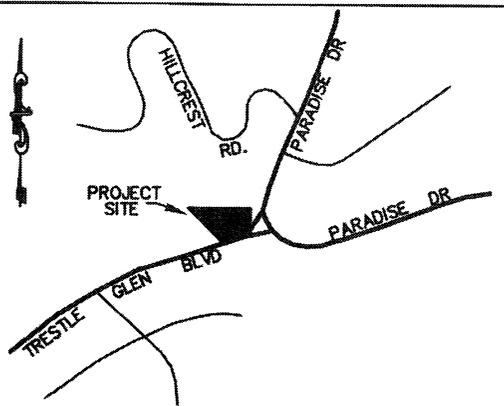
S72°20'30"W 140.21'
COURSE 2

N82°25'26"W 30.29'
COURSE 1

N45°56'30"W 208.88'
COURSE 3
RICHARDSON BAY
SANITARY DISTRICT

TRESTLE GLEN BLVD.
R/W VARIES

DRIVE



LOCATION MAP
NOT TO SCALE

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.

ASSESSOR'S PARCEL NUMBER: 034-291-28,38	LAFCO FILE NO. 1392	DATE: 5/23/25	SCALE: 1"=60'
ANNEXATION INTO SANITARY DISTRICT NO. 2		LAWRENCE P. DOYLE LAND SURVEYOR/CIVIL ENGINEER 100 HELENS LANE MILL VALLEY CA 94941 415-388-9585	

Resolution 25-19 - Annexation of 4301 Paradise Dr. to SD2

Final Audit Report

2025-08-18

Created:	2025-08-15
By:	claire devereux (cdevereux@marinlafco.org)
Status:	Signed
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"Resolution 25-19 - Annexation of 4301 Paradise Dr. to SD2" History

-  Document created by claire devereux (cdevereux@marinlafco.org)
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-  Document emailed to malathy.subramanian@bbklaw.com for signature
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-  Signer barbaracoler@gmail.com entered name at signing as Barbara Coler
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-  Document e-signed by Barbara Coler (barbaracoler@gmail.com)
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-  Email viewed by malathy.subramanian@bbklaw.com
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