

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 01-23

RESOLUTION MAKING DETERMINATIONS AND APPROVING ANNEXATION  
WITH WAIVER OF NOTICE, HEARING AND ELECTION  
TO NOVATO SANITARY DISTRICT

"Annexation of the Lands of Novato Community Partners  
to Novato Sanitary District (File #1206)"

WHEREAS, a proposal for the annexation of certain territory to Novato Sanitary District in the County of Marin has been filed with the Executive Officer of this Local Agency Formation Commission pursuant to Title 5, Division 3, commencing with Section 56000 of the Government Code; and

WHEREAS, said proposal was made in the form of a petition, filed by the property owners; and

WHEREAS, said petition was accompanied by written consent signed by all owners of land within the territory proposed to be annexed; and

WHEREAS, pursuant to Government Code Section 56663, when a petition is accompanied by written consent signed by all owners of land within the territory proposed to be annexed, this Commission may make determination with respect to said annexation without notice and hearing; and the affected district that will gain territory, Novato Sanitary District, has consented in writing to a waiver of conducting authority proceedings, this Commission may make determination with respect to said application with waiver of conducting authority proceedings; and

WHEREAS, the Executive Officer has reviewed the application and prepared a report, including a recommendation thereon, the application and report having been presented to and considered by this Commission.

NOW THEREFORE, the Marin Local Agency Formation DOES HEREBY RESOLVE, DETERMINE AND ORDER as follows:

Section 1. Subject to the terms and conditions hereinafter specified, the proposed annexation is approved.

Section 2. The boundaries, as set forth in the proposal, are hereby approved as submitted and are as described in Exhibits A-1, A-2, A-3 and B (Sheets 1 - 3) attached hereto and by this reference incorporated herein.

The foregoing instrument is a correct copy of the original on record in the office of the Local Agency Formation Commission of the County of Marin, State of California.

By Dory Adams

Section 3. The territory includes 258.95 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: "Annexation of the Lands of Novato Community Partners to Novato Sanitary District (File #1206)".

Section 4. The proposal is consistent with the adopted sphere of influence for the Novato Sanitary District.

Section 5. The Commission as Responsible Agency certifies that it has reviewed and considered the Final Environmental Impact for the Hamilton Field Redevelopment Project prepared by the Redevelopment Agency of the City of Novato as Lead Agency and approved by the City of Novato on April 10, 2001.

Section 5. The Commission finds that changes or alterations to the project and mitigation measures to lessen environmental effects to less than significant levels as identified in the Environmental Impact Report are within the responsibility of the City of Novato and not LAFCO. The Environmental Impact Report includes a mitigation monitoring and reporting plan in which the staff of the City of Novato are responsible for compliance and are empowered to sanction noncompliance.

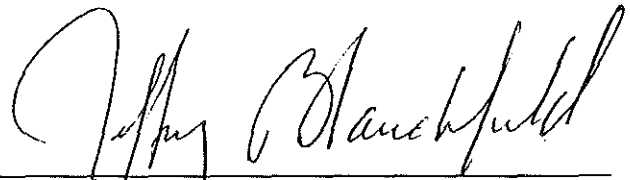
Section 6. The Executive Officer is hereby authorized to complete reorganization proceedings in the manner prescribed by Section 57000 of the Government Code.

**PASSED AND ADOPTED** by the Marin Local Agency Formation Commission on this 13<sup>th</sup> day of December, 2001 by the following vote:

AYES: Commissioners Blanchfield, Chapman, Heller, Kress, Rodoni and Slavitz

NOES: None

ABSENT: Commissioner Murray

  
\_\_\_\_\_  
JEFFRY BLANCHFIELD, Chairperson

ATTEST:

  
\_\_\_\_\_  
PETER V. BANNING, Executive Officer

Date: October 16, 2001  
File: 8-410-070-C

**EXHIBIT 'A-1'**  
**DESCRIPTION**  
**ANNEXATION OF THE LANDS OF NOVATO COMMUNITY PARTNERS**  
**TO NOVATO SANITARY DISTRICT**  
**MAPPING NO. 13/01**

Commencing at the northeasterly corner of the parcel described in Exhibit 'A-1' in the Quit Claim deed from the City of Novato to Novato Community Partners, LLC, recorded September 29, 2000 in Document No. 2000-050569, Marin County Records, said point also being the northwesterly corner of the parcel granted to the State of California by deed recorded January 2, 1952 in Book 724 Official Records Page 33, Marin County Records;

1. Thence along the line of said Novato Community Partners and State of California, South 23°16'17" West, 72.40 feet (South 21°59' West, 724 OR 33) to the True Point of Beginning, said point of beginning also being on the boundary line of the Novato Sanitary District Annexation 1954-3;
2. Thence along the line of said Novato Community Partners and the Novato Sanitary District boundary, South 79°14'53" West, 255.25 feet;
3. Thence on a curve to the left tangent to the preceding course, having a radius of 4,970.00 feet through a central angle of 1°31'12", an arc length of 131.85 feet;
4. Thence South 77°43'41" West, 471.37 feet;
5. Thence South 13°04'50" East, 62.56 feet;
6. Thence South 76°17'04" West, 200.00 feet;
7. Thence South 13°43'00" East, 223.00 feet;
8. Thence South 72°54'04" West, 735.36 feet;
9. Thence leaving said line of NSD Annexation 1954-3, North 64°43'25" West, 246.55 feet;
10. Thence North 34°25'02" West, 77.03 feet;
11. Thence North 50°10'31" West, 74.89 feet;
12. Thence North 63°58'52" West, 27.87 feet;
13. Thence North 89°16'04" West, 64.63 feet;
14. Thence South 66°10'33" West, 53.81 feet;

15. Thence North 53°30'05" West, 36.81 feet to the line of said NSD Annexation 1954-3;
16. Thence continuing along the NSD Annexation 1954-3, North 25°50'56" West, 100.63 feet;
17. Thence North 76°20'56" West, 581.00 feet;
18. Thence South 57°09'04" West, 110.00 feet;
19. Thence North 72°33'30" West, 603.48 feet;
20. Thence South 57°09'04" West, 93.00 feet;
21. Thence North 82°43'56" West, 257.07 feet;
22. Thence North 39°22'56" West, 92.00 feet;
23. Thence North 77°42'56" West, 80.00 feet;
24. Thence North 12°17'04" East, 70.00 feet;
25. Thence North 58°22'56" West, 142.00 feet;
26. Thence North 71°12'56" West, 122.00 feet;
27. Thence North 35°42'56" West, 216.00 feet;
28. Thence South 87°29'04" West, 186.00 feet;
29. Thence South 05°09'04" West, 139.00 feet;
30. Thence South 87°44'04" West, 324.50 feet;
31. Thence South 66°09'04" West, 209.00 feet;
32. Thence North 67°24'56" West 118.00 feet;
33. Thence North 36°50'56" West, 78.50 feet;
34. Thence South 88°47'04" West, 72.00 feet;
35. Thence South 65°17'04" West, 190.00 feet;
36. Thence South 82°37'04" West, 380.00 feet;
37. Thence North 82°20'56" West, 370.15 feet;

38. Thence North 58°32'56" West, 356.52 feet;
39. Thence North 48°32'56" West, 395.00 feet;
40. Thence leaving said line of NSD Annexation 1954-3, North 19°37'54" West, 68.08 feet;
41. Thence North 28°06'19" West, 97.27 feet;
42. Thence North 50°07'26" West, 44.34 feet;
43. Thence North 59°06'15" West, 73.90 feet;
44. Thence South 58°56'43" West, 10.58 feet;
45. Thence North 48°43'11" West, 63.81 feet;
46. Thence North 31°09'04" East, 84.51 feet;
47. Thence North 58°50'56" West, 130.12 feet;
48. Thence South 24°50'56" East, 176.73 feet to said line of NSD Annexation 1954-3;
49. Thence along NSD Annexation 1954-3, North 42°59'56" West, 323.42 feet;
50. Thence leaving said NSD Annexation 1954-3, North 24°50'56" West, 167.47 feet;
51. Thence South 65°09'04" West, 54.90 feet to said line of NSD Annexation 1954-3;
52. Thence along the NSD Annexation 1954-3, North 42°59'56" West, 71.84 feet;
53. Thence North 49°12'56" West, 250.00 feet;
54. Thence North 15°22'56" West, 164.00 feet;
55. Thence North 52°29'56" West, 300.00 feet;
56. Thence South 79°47'04" West, 396.24 feet;
57. Thence North 52°50'56" West, 279.90 feet;
58. Thence North 70°24'04" East, 1,623.95 feet;
59. Thence South 28°42'56" East, 341.16 feet;
60. Thence South 31°17'04" West, 400.00 feet;
61. Thence South 10°17'04" West, 500.00 feet;

62. Thence South 43°42'56" East, 300.00 feet;
63. Thence South 63°42'56" East, 300.00 feet;
64. Thence South 43°42'56" East, 200.00 feet;
65. Thence South 83°42'56" East, 550.00 feet;
66. Thence South 33°42'56" East, 470.00 feet;
67. Thence North 76°17'04" East, 880.00 feet;
68. Thence North 38°27'04" East, 392.00 feet;
69. Thence South 87°37'56" East, 348.00 feet;
70. Thence South 28°17'56" East, 412.00 feet;
71. Thence South 86°22'56" East, 214.23 feet;
72. Thence South 08°57'04" West, 229.35 feet;
73. Thence South 50°58'20" East, 106.67 feet;
74. Thence South 85°09'59" East, 427.50 feet;
75. Thence South 04°50'01" West, 89.35;
76. Thence South 85°09'59" East, 50.00 feet;
77. Thence North 04°50'01" East, 89.35 feet;
78. Thence South 85°09'59" East, 150.09 feet;
79. Thence North 08°54'59" West, 776.22 feet;
80. Thence North 84°57'04" East, 205.35 feet;
81. Thence South 74°22'28" East, 352.61 feet;
82. Thence South 69°13'53" East, 714.97 feet;
83. Thence North 48°42'04" East, 259.94 feet;
84. Thence South 45°17'56" East, 378.03 feet;

85. Thence South 18°02'04" West, 251.82 feet;
86. Thence South 80°17'56" East, 377.64 feet;
87. Thence North 76°47'04" East, 499.41 feet;
88. Thence South 12°16'19" East, 254.24 feet;
89. Thence North 77°43'41" East, 281.37 feet;
90. Thence on a curve to the right tangent to the preceding course, having a radius of 5,030.00 feet through a central angle of 1°31'12", an arc length of 133.44 feet;
91. Thence North 79°14'53" East, 295.76 feet;
92. Thence, leaving said line of NSD Annexation 1954-3, South 23°16'17" West, 72.39 feet to the True Point of Beginning.

Said property contains 106.04 acres, more or less.

The basis of bearing for this description is CCS83, Zone 3.



11-26-01

Date: October 22, 2001

File: 8-410-071-C

**EXHIBIT 'A-2'**  
**ANNEXATION OF THE LANDS OF NOVATO COMMUNITY PARTNERS  
TO NOVATO SANITARY DISTRICT  
MAPPING NO. 13/01**

All that certain property situate in the County of Marin, State of California, described as follows:

BEGINNING at a point on the southerly line of Parcel B (Main Gate Road), as shown on the "Map of Hamilton Field" filed December 18, 1995 in Book 21 of Maps, Page 45, Marin County Records, said point being North 73°33'44"West, 137.96 feet from the easterly terminus of the course North 73°33'44"West, 291.63 feet as shown on said map, also being the southerly line of Novato Sanitary District Annexation 1993-1;

1. Thence along the southerly line of said Parcel B, South 73°33'44"East, 137.96 feet;
2. Thence on a curve to the right, tangent to the preceding course, having a radius of 1,568.77 feet, through a central angle of 11°25'42", an arc length of 312.91 feet;
3. Thence South 62°08'02"East, 288.43 feet;
4. Thence on a curve to the left, tangent to the preceding course, having a radius of 440.00 feet, through a central angle of 42°18'00", an arc length of 324.84 feet;
5. Thence North 75°33'58"East, 251.57 feet to the westerly line of the parcel conveyed to Golden Gate Bridge, Highway and Transportation District, recorded June 29, 1990 in Document No.90-038197, Marin County Records;
6. Thence along said westerly line of Golden Gate Bridge, Highway and Transportation District parcel, South 25°11'36"East, 1,044.75 feet, and leaving Novato Sanitary District Annexation 1993-1;
7. Thence along a curve to the right, tangent to the preceding course, having a radius of 11,409.17 feet, through a central angle of 00°09'00", an arc length of 29.87 feet;
8. Thence on a compound curve, having a radius of 5,679.61 feet, through a central angle of 00°18'00", an arc length of 29.74 feet;
9. Thence on a compound curve, having a radius of 3,769.74 feet, through a central angle of 00°27'00", an arc length of 29.61 feet;
10. Thence on a compound curve, having a radius of 2,814.84 feet, through a central angle of 17°18'09", an arc length of 850.04 feet;

11. Thence on a compound curve, having a radius of 3,769.74 feet, through a central angle of 00°27'00", an arc length of 29.61 feet;
12. Thence on a compound curve, having a radius of 5,679.61 feet, through a central angle of 00°18'00", an arc length of 29.74 feet;
13. Thence on a compound curve, having a radius of 11,409.17 feet, through a central angle of 00°09'00", an arc length of 29.87 feet;
14. Thence North 83°54'33"East, 25.00 feet;
15. Thence South 06°05'27"East, 638.34 feet to the southerly line of the parcel conveyed to the United States of America by Grant Deed recorded July 11, 1957 in Book 1127 Official Records, Page 181, Marin County Records;
16. Thence along said line of Lands of the United States of America (1127 O.R. 181), South 59°59'39"West, 623.52 feet;
17. Thence continuing along said line of the Lands of the United States of America South 03°55'05" East, 1,285.46 feet;
18. Thence continuing along the southerly line of said Lands of the United States of America North 74°47'16" West, 2,623.46 feet to a point on the easterly border of the Novato Sanitary District, here after called NSD, Annexation 1972-12;
19. Thence along said easterly border of NSD Annexation 1972-12, and the westerly line of said United States of America parcel, North 10°44'28"East, 883.16 feet to the southeasterly corner of NSD Annexation 1978-10;
20. Thence leaving said easterly border of NSD Annexation 1972-12, and along the easterly line of NSD Annexation 1978-10, North 10°44'28"East, 372.81 feet to the northeast corner of said NSD Annexation 1978-10;
21. Thence leaving said line of NSD Annexation 1978-10, and continuing along said westerly line of the Lands of United States of America, North 10°44'28"East, 323.43 feet to the southerly line of NSD Annexation 1955-7;
22. Thence leaving said westerly line of the Lands of the United States of America, and along the southerly line of NSD Annexation 1955-7, South 73°02'57"East, 1,144.90 feet to the southeast corner of said NSD Annexation 1955-7;
23. Thence continuing along the easterly line of NSD Annexation 1955-7, North 09°26'31"East, 1,706.06 feet to the northeast corner of said NSD Annexation 1955-7;
24. Thence continuing along the northerly line of NSD Annexation 1955-7, North 78°03'06"West, 915.02 feet to the easterly line of the parcel conveyed to Novato

Unified School District by deed, recorded July 24, 1984 in Document No. 84-035376, Marin County Records;

25. Thence leaving NSD Annexation 1955-7 and along said Lands of Novato Unified School District, North 23°40'01"East, 32.83 feet;
26. Thence North 04°06'40" East, 96.26 feet;
27. Thence South 87°40'25"East, 120.11 feet;
28. Thence North 23°22'09"East, 163.48 feet;
29. Thence North 04°35'18"West, 101.32 feet;
30. Thence North 23°18'57"East, 51.65 feet;
31. Thence North 72°21'06"West, 68.48 feet;
32. Thence leaving said easterly line of Novato Unified School District, North 45°37'00" East, 58.00 feet;
33. Thence North 00°15'25"West, 102.00 feet;
34. Thence North 27°50'00"West, 69.13 feet to the Point of Beginning.

Said property contains 158.16 acres more or less after exceptions.

EXCEPTING THEREFROM

The parcel conveyed to Marin Municipal Water District by Deed recorded June 23, 1932 in Book 248 Official Records at Page 487, Marin County Records, said parcel being more particularly described as follows:

BEGINNING at a point which bears North 55°09'28" East, 228.89 feet from the southwest corner of the above-described Annexation Parcel, said Point of Beginning identified by a 6-inch by 6-inch concrete monument;

1. Thence North 37°13'23" East, 275.00 feet;
2. Thence South 52°46'37" East, 150.00 feet;
3. Thence South 37°13'23" West, 275.00 feet;
4. Thence North 52°46'37" West, 150.00 feet to the POINT OF BEGINNING.

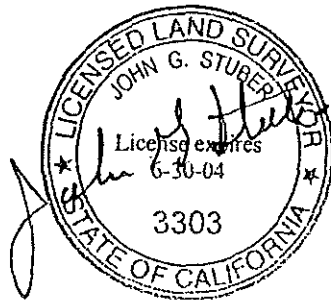
ALSO EXCEPTING THEREFROM

That portion more particularly described as follows:

A portion of that parcel of land delineated on the "Record of Survey Lands of United States of America at Hamilton Field", recorded in Book 36 of Surveys at Page 11, Marin County Records, said portion being more particularly described as follows:

Beginning at a point which bears North 56°07'29" West, 857.54 feet from the intersection of the two courses "South 06°05'27" East, 638.34 feet" and "South 59°59'39" West, 623.52 feet" as said courses are delineated on said Record of Survey (36 S 11);

1. Thence South 68°49'00" West, 125.00 feet,
2. Thence North 21°11'00" West, 550.00 feet;
3. Thence North 68°49'00" East, 125.00 feet;
4. Thence South 21°11'00" East, 550.00 feet to the POINT OF BEGINNING.



11-26-01

Date: October 16, 2001

File: 8-410-072-C

**EXHIBIT 'A-3'**  
**ANNEXATION OF THE LANDS OF NOVATO COMMUNITY PARTNERS**  
**TO NOVATO SANITARY DISTRICT**  
**MAPPING NO. 13/01**

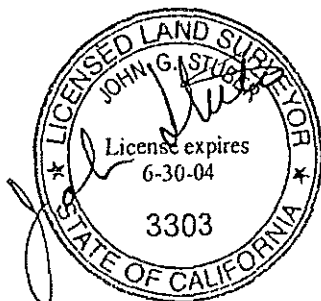
All that certain property situate in the County of Marin, State of California, described as follows:

Commencing at the intersection of the westerly line of Escolta Avenue with the southerly line of San Pablo Avenue, as shown on the Map of Hamilton Field filed for record December 18, 1995 in Book 21 of Maps, Page 45, Marin County Records;

1. Thence along said southerly line of San Pablo Avenue in a northeasterly direction on a curve to the left whose radius point bears North 17°37'56"West, 1504.50 feet, through a central angle of 01°22'48", an arc length of 36.13 feet to a point on the easterly boundary line of the Novato Sanitary District, herein called NSD Annexation 1993-1, said point also being the True Point of Beginning of this description;
2. Thence continuing along said NSD boundary on a curve to the left, whose radius point bears North 19°00'44"West, 1504.50 feet, through a central angle of 02°57'57", an arc length of 77.88 feet;
3. Thence North 68°01'19"East, 72.99 feet;
4. Thence North 63°38'04"East, 250.75 feet;
5. Thence North 49°41'41"East, 22.08 feet;
6. Thence North 66°39'20"East, 9.44 feet;
7. Thence on a non-tangent curve to the right, whose radius point bears South 29°59'31"East, 3.90 feet, through a central angle of 90°00'00", an arc length of 6.13 feet, to the westerly line of Hangar Avenue, as shown on said Map of Hamilton Field;
8. Thence leaving said southerly line of San Pablo Avenue and along the westerly line of Hangar Avenue, as shown on said Map of Hamilton Field, and as shown on the Map entitled, "Parcel Map of Hamilton Field", filed for record September 6, 1996 in Book 26 of Parcel Maps, at Page 20, Marin County Records, South 29°59'31" East 378.81 feet;
9. Thence leaving said NSD boundary and said westerly line of Hangar Avenue, South 60°00'29"West, 70.00 feet;
10. Thence South 86°39'00"West, 70.00 feet;
11. Thence South 69°28'00"West, 95.00 feet;

12. Thence North 69°32'00" West, 169.00 feet;
13. Thence North 86°30'00" West, 154.37 feet;
14. Thence North 32°30'52" West, 100.28 feet;
15. Thence North 59°59'04" East, 32.91 feet;
16. Thence North 30°12'50" West, 56.02 feet to the True Point of Beginning.

Said property contains 3.13 acres, more or less.



11-26-01

Exhibit "B"

**"Annexation of the Lands of Novato Community Partners  
to Novato Sanitary District (File #1206)"**

**Refer to:**

**RECORDED ON MAY 13, 2002**

**AS BOOK 2002 OF MAPS,**

**PAGE 096;**

**MARIN COUNTY RECORDER**