

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 02-04B

RESOLUTION AMENDING THE SPHERE OF INFLUENCE OF
THE CITY OF NOVATO

WHEREAS, the Marin Local Agency Formation Commission is required to periodically review and update adopted spheres of influence for each city and special district within Marin County under Government Code Section 56425; and

WHEREAS, the Executive Officer has conducted a study of the adopted spheres of influence of local government agencies in the Novato area, prepared a report, including his recommendations thereon, the report having been presented to and considered by this Commission; and

WHEREAS, a public hearing by this Commission was held on the *Novato Area Service Review and Spheres of Influence* and staff's recommendations contained in that report on the date and at the time noticed thereof, and at the hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to the proposal and the Executive Officer's report.

NOW, THEREFORE, the Marin Local Agency Formation Commission **DOES HEREBY RESOLVE, DETERMINE AND ORDER**, based upon the information contained in the Executive Officer's report, correspondence from affected agencies and information received during the public hearings, as follows:

Section 1. The sphere of influence of the City of Novato is hereby amended to include all areas currently within the boundaries of the City of Novato as of the date of this resolution plus the unincorporated areas of Loma Verde, Vineyard Road, North St. Vincent's and Atherton Avenue/Rush Creek as shown on Attachment 1.

Section 2. The statement of determinations required by Government Code Section 56425 is as follows:

The present and planned land uses in the area, including agricultural and open space lands:

Present and planned land uses in the area designated as the sphere of influence of the City of Novato include low and medium density residential, limited agriculture (permitting residential densities of up to 1.0 units per acre), and vacant industrial and conservation uses. In each case, present and planned land uses are generally similar to adjacent land uses already within the City boundary.

The present and probable need for public facilities and services in the area:

Three of the five unincorporated areas included within the Novato sphere of influence (Vineyard Road, Atherton Avenue/Rush Creek and Loma Verde) are at or are approaching build-out of permitted residential density under current provisions of the County's general plan and zoning ordinance. Service levels and efficiency of services provided to these residential uses in close proximity to existing incorporated territory would benefit from eventual annexation to the City of Novato.

The fourth area (Leveroni) is currently vacant land zoned for industrial use where it fronts on Bel Marin Keys Boulevard. The portion of this area without road access is designated for conservation use similar to adjacent open space and flood control preserves within the City's present boundary. The entire area is 90% surrounded by the City's incorporated territory.

The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide:

The operating departments and public facilities of the City of Novato are adequate to provide service to the City's currently incorporated area and areas within its sphere of influence. Areas included in the sphere of influence are located so closely to City facilities that they may already be deemed to benefit from City services and facilities. The City of Novato would provide services and facilities at service levels which are the same as or higher than currently provided by the County.

The existence of any social or economic communities of interest in the area if the commission determines they are relevant to the agency:

All of the unincorporated areas included in the designated City of Novato sphere of influence rely on circulation links to arterial or collector streets in the City. The consumer needs of residents of the unincorporated areas within the City's

sphere of influence are served by shopping areas within the City of Novato. Recreational and Cultural programs offered by the City of Novato are open to, and are patronized by, unincorporated area residents. Each of the unincorporated areas in the designated sphere is served by the same school districts and many of the same community organizations that serve the incorporated area.

Section 4. Pursuant to Section 15061 of the State CEQA Guidelines, the Commission finds that this amendment of the sphere of influence of the City of Novato is exempt from the provisions of the California Environmental Quality Act.

Section 5. The Executive Officer is hereby directed to directed to mail copies of this resolution to affected local government agencies in the Novato area.

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on this 12th day of July, 2002, by the following vote:

AYES: Commissioners Blanchfield, Chapman, Rodoni and Rose

NOES: Commissioners Heller, Murray and Slavitz

ABSENT: Commissioner Kress



JEFFRY BLANCHFIELD, Chairperson

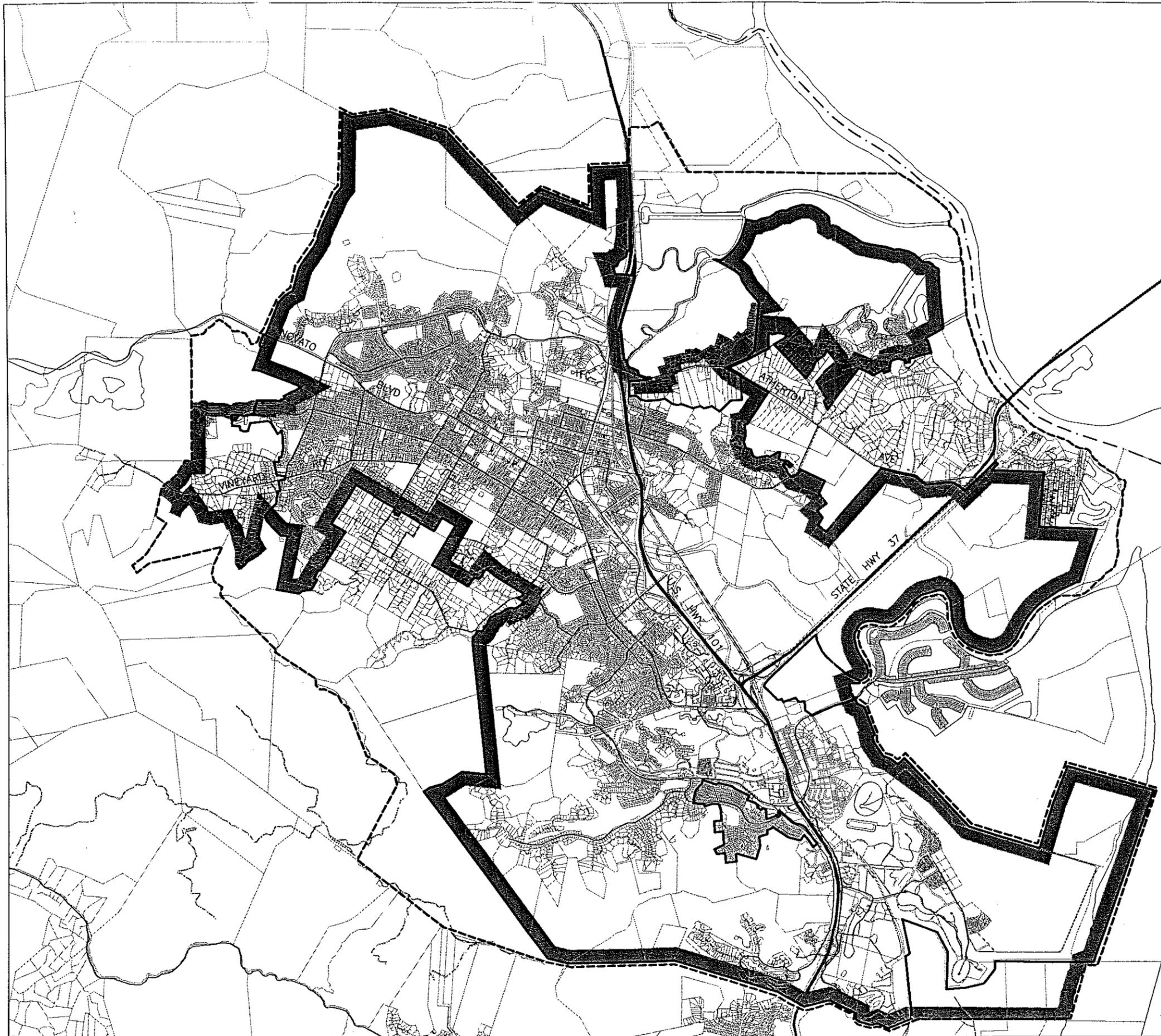
ATTEST:



PETER V. BANNING, Executive Officer

NOVATO AREA SERVICE REVIEW AND
SPHERE OF INFLUENCE STUDY

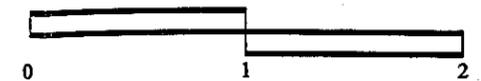
MAP 9: RECOMMENDED
SPHERE OF INFLUENCE,
CITY OF NOVATO



LEGEND:

- COUNTY LINE
- CITY / URBAN GROWTH BOUNDARY
- - - 1982 NOVATO SPHERE OF INFLUENCE
- █ RECOMMENDED SPHERE OF INFLUENCE, CITY OF NOVATO

SCALE IN MILES



SCALE: 1" = 4400'
Date Printed: February 22, 2002
Prepared by: County of Marin Community Development Agency Mapping