

**MARIN LOCAL AGENCY FORMATION COMMISSION**

**RESOLUTION 15-07**

**MAKING DETERMINATIONS AND APPROVING STATE ACCESS ROAD NO. 1  
ANNEXATION TO THE NOVATO SANITARY DISTRICT (File #1323)**

**WHEREAS**, Investment Concepts Inc. has 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 1.65 acres of incorporated land to the Novato Sanitary District and represents an entire lot located at 801 State Access Road in the City of Novato and identified by the County of Marin Assessor's Office as 157-970-04; and

**WHEREAS**, the Commission's Executive Officer has reviewed the proposal and prepared a report with recommendations; and

**WHEREAS**, the Executive Officer's report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

**WHEREAS**, the Commission heard and fully considered all the evidence presented at a public meeting held on the proposal on August 13, 2015;

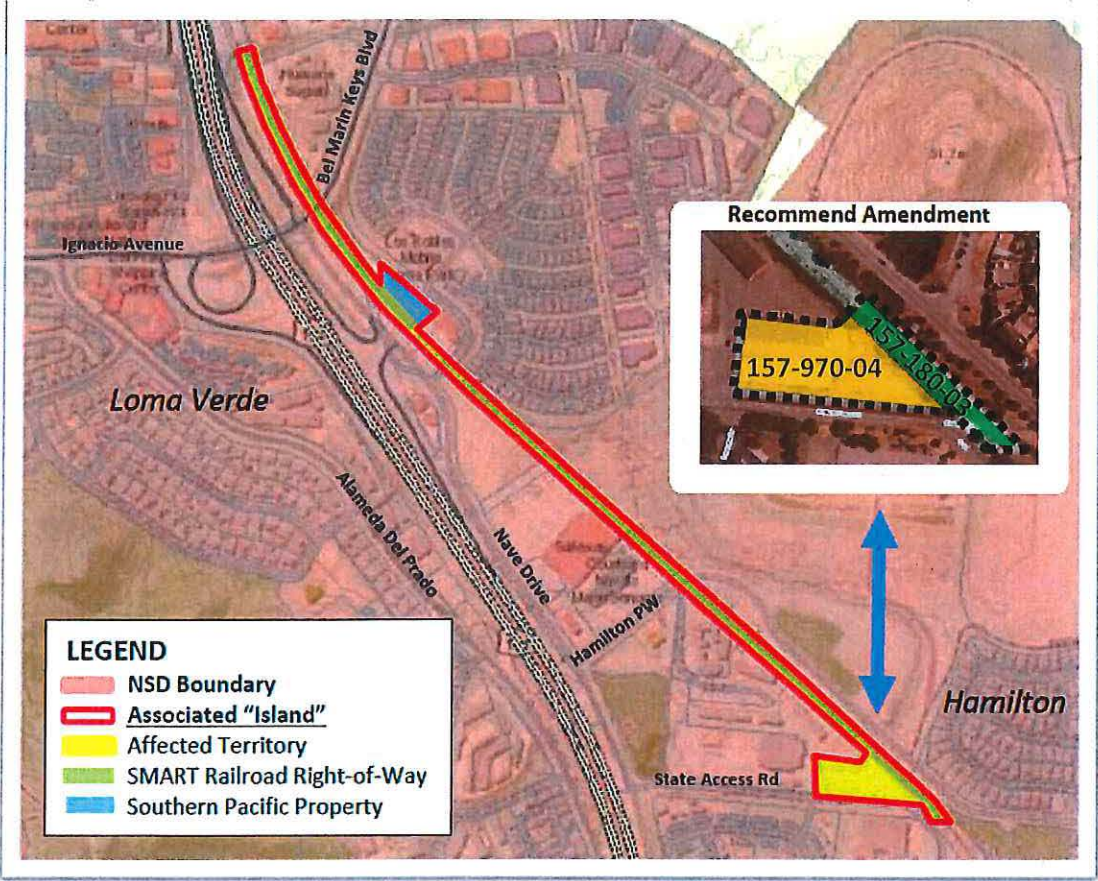
**WHEREAS**, the Commission considered all the factors required by law under Government Code Section 56668 and adopted local policies and procedures.

**NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER** as follows:

1. The Commission's determinations on the proposal incorporate the information and analysis provided in the Executive Officer's written report.
2. The Commission serves as a responsible agency under the California Environmental Quality Act (CEQA) for the proposal given Novato assumed lead agency status in the review and approval of the underlying project: redevelopment of the affected territory into a 48-unit senior housing apartment complex. The Commission determines and adopts as its own the findings made by Novato determining the project will not result in any significant impacts consistent with the finding as of an initial study and memorialized in a mitigated negative declaration adopted by the City on June 30, 2013 (Public Resources Code Section 21152).

**EXHIBIT C**

**Amended Affected Territory**



Sanitary District. The affected territory will also be subject to all of the rates, rules, regulations, and ordinances of the Novato Sanitary District.

11. The Commission exempts the portion of the affected territory owned and used as a railroad right-of-way by the Sonoma-Marin Area Rapid Transit that is depicted in Exhibit C from any current or future bonds, taxes, assessments, service charges, rentals, or rates established by the Novato Sanitary District as authorized under Government Code Section 56886(c). Notice of this exemption shall be provided to the County of Marin Assessor's Office by the Commission.
12. The effective date shall be the date of recordation of the Certificate of Completion.

**PASSED AND ADOPTED** by the Marin Local Agency Formation Commission on August 13, 2015 by the following vote:

AYES: Arnold, Baker, Blanchfield, Condon, Connolly, Murray

NOES: None

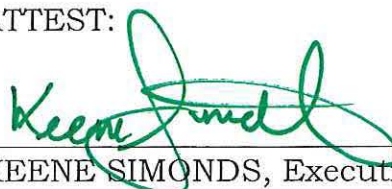
ABSTAIN: None

ABSENT: Phillips



JEFFRY BLANCHFIELD, Chair

ATTEST:



KEENE SIMONDS, Executive Officer