

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 07-33

RESOLUTION REAFFIRMING THE SPHERE OF INFLUENCE OF
THE CITY OF NOVATO

WHEREAS, upon determination and adoption of a sphere of influence, the Marin Local Agency Formation Commission is required to periodically review and update adopted spheres of influence for each city and special district not less than once every five years within Marin County under Government Code Section 56425 (f); and

WHEREAS, the Executive Officer has conducted a review of the adopted spheres of influence of local government agencies in the Novato area, prepared a summary, *Novato Area Spheres of Influence Periodic Review 2007*, including his recommendations thereon, the summary having been presented to and considered by this Commission; and

WHEREAS, a public hearing by this Commission was held on the *Novato Area Spheres of Influence Periodic Review 2007* 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, based upon the information contained in the Executive Officer's report, correspondence from affected agencies and information received during the public hearings, the Marin Local Agency Formation Commission **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

Section 1. The sphere of influence of the City of Novato is hereby reaffirmed 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, Leveroni (at Bel Marin Keys Boulevard) 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:

The present and planned land uses in the area have not changed since the 2002 sphere of influence update. 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.

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

The present and probable need has not changed since the 2002 sphere update. 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 present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide:

As determined in the 2002 sphere update, 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. This has not changed since the 2002 study.

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

In 2002, the Commission made a determination in regards to the social and economic communities of interest. It included the circulation links, consumer needs, recreational programs, and educational services for the unincorporated areas included in the designated City of Novato sphere of influence. These conditions have not changed since the 2002 sphere update.

Section 4. Pursuant to Section 15061 of the State CEQA Guidelines, the Commission finds that this review and reaffirmation 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 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 13th day of December, 2007, by the following vote:

AYES: Commissioners Adams, Asbo, Blanchfield, Heller, McGlashan, Rodoni, Slavitz

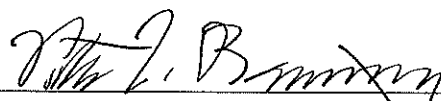
NOES: None

ABSENT: None



JEFFRY BLANCHFIELD, Chairperson

ATTEST:







PETER V. BANNING, Executive Officer

Novato Area
Service Review and
Sphere of Influence Update
December, 2007

Marin Local Agency
Formation Commission

**Adopted
Sphere of Influence
City of Novato**

Legend

-  City of Novato
-  Adopted SOI
City of Novato
-  Parcel Boundary
-  County of Marin Boundary
-  City Boundary

Prepared by:
COUNTY OF MARIN
COMMUNITY DEVELOPMENT AGENCY MAPPING/GRAPHICS
for the:
LOCAL AGENCY FORMATION COMMISSION
NOVEMBER, 2007 FILE: NOVATO_SOI_CITY.MXD
THIS MAP IS REPRESENTATIONAL ONLY. DATA ARE NOT SURVEY ACCURATE.

