

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 07-34

RESOLUTION REAFFIRMING THE SPHERE OF INFLUENCE OF
THE NOVATO SANITARY DISTRICT

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 Novato Sanitary District is hereby reaffirmed to include all areas currently within the boundaries of the District and the City of Novato as of the date of this resolution as shown on Attachment 1.

Section 2. The sphere of influence of the Novato Sanitary District adopted by the Commission in 2002 includes the City of Novato, Bel Marin Keys and significant semi-rural unincorporated areas of Vineyard Road, Indian Valley and Black Point/Green Point as shown on Attachment 1.

Section 3. The statement of determinations required by Government Code Section 56425 are as follows:

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

As determined in the 2002 sphere update, the present and planned land uses in the area designated as the sphere of influence of the Novato Sanitary District include low and medium density residential, limited agriculture (permitting residential densities of up to 1.0 units per acre), commercial, industrial and conservation uses.

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

The present and probable need for services and facilities has not changed since the 2002 sphere update. Established densities and the incidence of failure of individual septic systems in these areas indicate demand for sewer service.

- 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 treatment facilities, trunk lines and sewer mains of the Novato Sanitary District are generally sufficient to provide service to the area within the designated District sphere of influence under the assumptions of City and County General Plans. Some marginal expansion of treatment capacity is required to serve the area at build-out and has been undertaken by the District.

- 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 determined that social and economic communities of interest between areas currently within the boundaries of the Novato Sanitary District and the area surrounding its jurisdiction are not relevant to the determination of the District's sphere of influence. This has not changed since the 2002 study.

Section 4. Pursuant to Section 15061 of the State CEQA Guidelines, the Commission finds that this reaffirmation of the sphere of influence of the Novato Sanitary District 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, Heller, Blanchfield, 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
Novato Sanitary District**

Legend

-  Novato Sanitary District
-  Adopted SOI
Novato Sanitary District
-  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_SANITARY_DISTRICT.MXD
THIS MAP IS REPRESENTATIONAL ONLY. DATA ARE NOT SURVEY ACCURATE.

