

LOCAL AGENCY FORMATION COMMISSION OF MARIN COUNTY

RESOLUTION NO. 98-17

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

"Redwood Boulevard North Reorganization #2"

WHEREAS, a proposal for the annexation of certain territory to the City of Novato and Novato Sanitary District in the County of Marin has been filed with the Executive Officer of this 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 of application was accompanied by written consent of 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.

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

WHEREAS, the City of Novato, as lead agency, has approved a Negative Declaration for the rezoning and extension of sewer service to the affected territory; and

WHEREAS, this Commission considered the Negative Declaration for the Westside Properties Rezoning and Extension of Sewer Service approved by the City of Novato relevant to each component of the Reorganization as required pursuant to Administrative Code Title 14, Section 15096(a).

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

Section 1. Subject to terms and conditions hereinafter specified, the petition made by the property owners is approved.

Section 2. The boundaries, as set forth in the proposal and described in Exhibit "A" and Exhibit "B" attached hereto, are hereby approved and by this reference incorporated herein.

Section 3. The affected territory includes 111.21 acres, is found to be uninhabited, and is assigned the following short form designation: "Redwood Boulevard North Reorganization #2" including annexation to the City of Novato and Novato Sanitary District.

Section 4. The proposal is consistent with the City of Novato and Novato Sanitary District sphere of influence.

Section 5. Any resolution authorizing the annexation approved by this resolution shall impose the following terms and conditions of the Novato Sanitary District:

1. In the event that pursuant to the rules, regulations, resolutions or ordinances of the District, as now or hereafter amended, the District shall require any payment of a fixed or determinable amount of money, either as a lump sum or in installments, for the acquisition, transfer, use or right of use of all or any part of the existing property, real or personal, of the District, such payment will be made to the district in the manner and at the time as provided by the rules, regulations, resolutions or ordinances of the District, as now or hereafter amended.
2. Upon and after the effective date of said annexation, the Territory, all inhabitants within such Territory, and all persons entitled to vote by reason of residing or owning land within the Territory, shall be subject to the jurisdiction of the District; shall have the same rights and duties as if the Territory had been a part of the District upon its original formation; shall be liable for the payment of principal, interest, and any other amounts which shall become due on account of any outstanding or then authorized but thereafter issued bonds, including revenue bonds, or other contracts or obligations of the District; shall be subject to the levying or fixing and collection of any and all taxes, assessments, service charges, rentals or rates as may be necessary to provide for such payment; and shall be subject to all of the rates, rules, regulations, resolutions and ordinances of the District, as now or hereafter amended.

Section 6. The City of Novato is designated as the conducting authority for further proceedings, and the Council of said City is hereby directed to initiate proceedings in compliance with this Resolution, and is authorized to proceed without notice, or election, pursuant to Government Code, Section 56837.

Section 7. In accordance with applicable provisions contained in the adopted Marin Local Agency Formation Commission Environmental Guidelines and Procedures, the City of Novato is the appropriate lead agency, has conducted an initial study incorporating concerns of said Commission, a responsible agency, and has issued a Negative Declaration. The Marin Local Agency Formation Commission hereby certifies that the Commission has considered said documents.

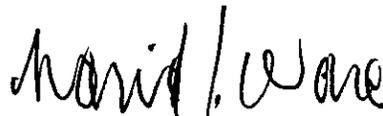
Section 8. The Executive Officer is hereby authorized and directed to mail certified copies of the resolution in the manner prescribed by Section 56853 of the Government Code.

PASSED AND ADOPTED by the Marin County Local Agency Formation Commission on this 12th day of November, 1998, by the following vote:

AYES: Commissioners Blanchfield, Chapman, Heller, Hennessy, Kress, Moore, and Ware

NOES: None

ABSENT: None



David J. Ware, Chairperson

ATTEST:


John E. Roberto
Acting Executive Officer

CITY OF NOVATO

NOTICE OF PUBLIC HEARING FILE REFERENCE: ZO 97-002 WESTSIDE PROPERTIES PREZONING

Notice is hereby given that the Planning Commission will hold a public hearing on **Monday, May 11, 1998, at 7:00 p.m.**, and the City Council will hold a public hearing on **Tuesday, May 26, 1998, at 7:00 p.m.**, in the City Council Chambers of the Community House, Machin and DeLong Avenues, Novato, California, to consider Prezoning three properties located west of Redwood Boulevard, north of San Marin Drive, that are currently located outside the City limits of Novato. Prezoning would allow future annexation of these properties to the City and the Novato Sanitary District. The proposed zoning for the Birkenstock Footprint Sandals, Inc., (93.36 acres) and the PG&E (13.57 acres) parcels is Planned Industrial (M-P), and Planned Commercial (C-P) for the Novato Motel Days Inn (4.28 acres) parcel. Assessor's Parcel Numbers 125-180-34, -45 and -49.

Notice is given that a draft Revised Negative Declaration will also be considered at this hearing. The adoption of the Revised Negative Declaration would indicate that the project would have no significant effect on the environment. The draft Revised Negative Declaration is available at the Novato Community Development Department for review. The review period for the Revised Negative Declaration is 30 days. Comments will be received on the application and the Revised Negative Declaration until the close of the public hearing. If the Planning Commission finds that significant impacts might result from the project, an Environmental Impact Report will be required prior to action on the project.

If anyone wishes to challenge this project in court, they may be limited to raising only those issues they or anyone else raised at the public hearings described in this notice or in written correspondence delivered to the Community Development Department at, or prior to, the public hearings.

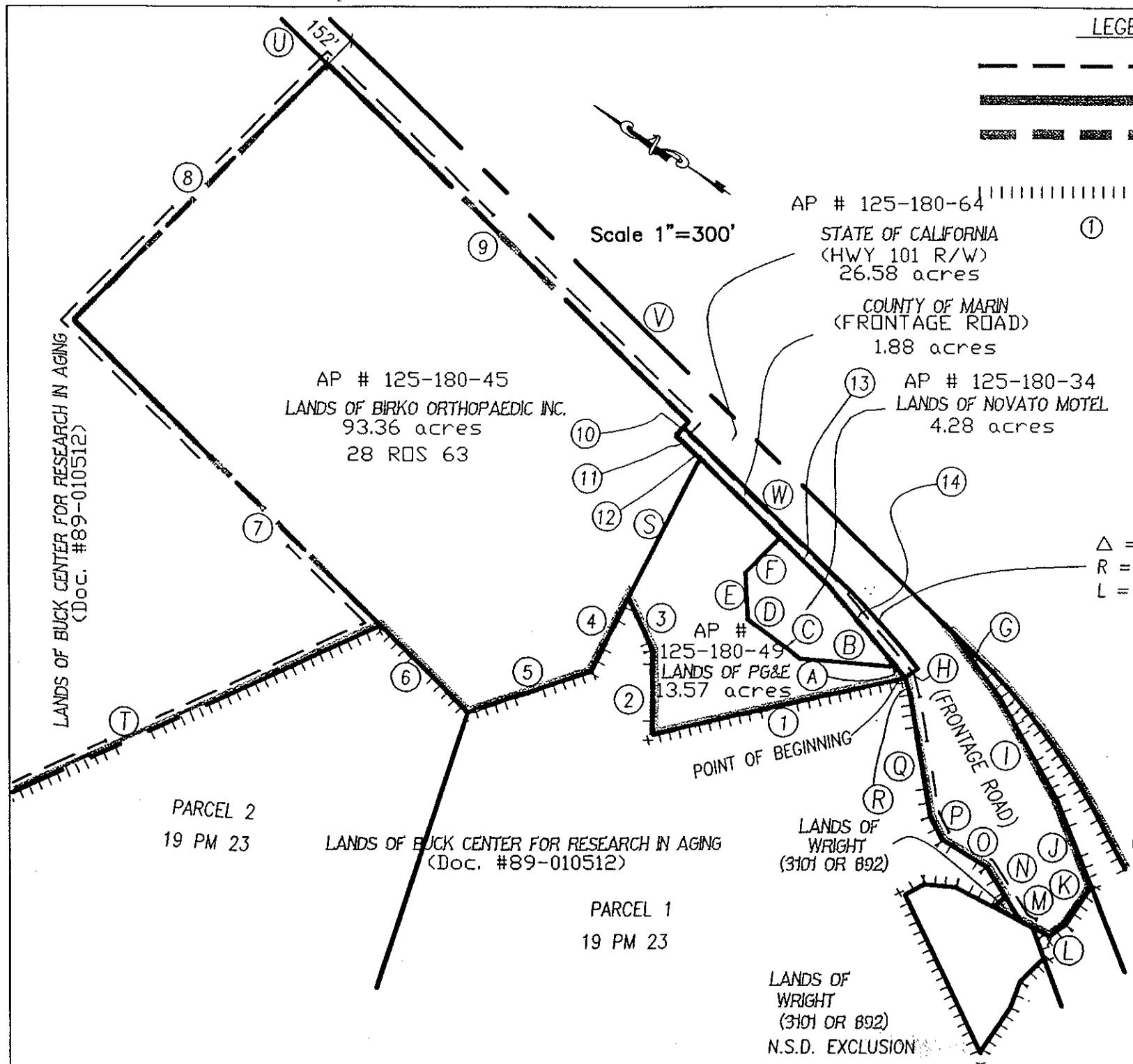
All inquiries should be directed to Larry Kennings, Contract Planner, at (510) 236-6810, weekdays from 8 a.m. to 5 p.m., or to the Community Development Department, 901 Sherman Avenue, Novato, California 94945. phone (415) 897-4341.

LEGEND

- CITY OF NOVATO URBAN GROWTH BOUNDARY
- ==== EXISTING CITY OF NOVATO LIMITS
- ==== NEW CITY OF NOVATO AND NOVATO SANITARY DISTRICT ANNEXED AREA
- ||||| EXIST. NOVATO SANITARY DISTRICT LIMITS

① REFER TO LINE TABLE FOR DIRECTION AND DISTANCE

Scale 1"=300'



**REORGANIZATION No. 2 MAP
REDWOOD BOULEVARD NORTH**

**ANNEXATION TO CITY OF NOVATO
AND NOVATO SANITARY DISTRICT
MAPPING NO. 17/98**

**ASSESSOR'S PARCEL Nos. 125-180-34,
125-180-45, and 125-180-49
COUNTY OF MARIN CALIFORNIA**

OCTOBER 1998

**CSW [St]² ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
790 DeLong Ave.
Novato, CA. 94945-3246
(415) 892-4763
FAX (415) 892-4502**

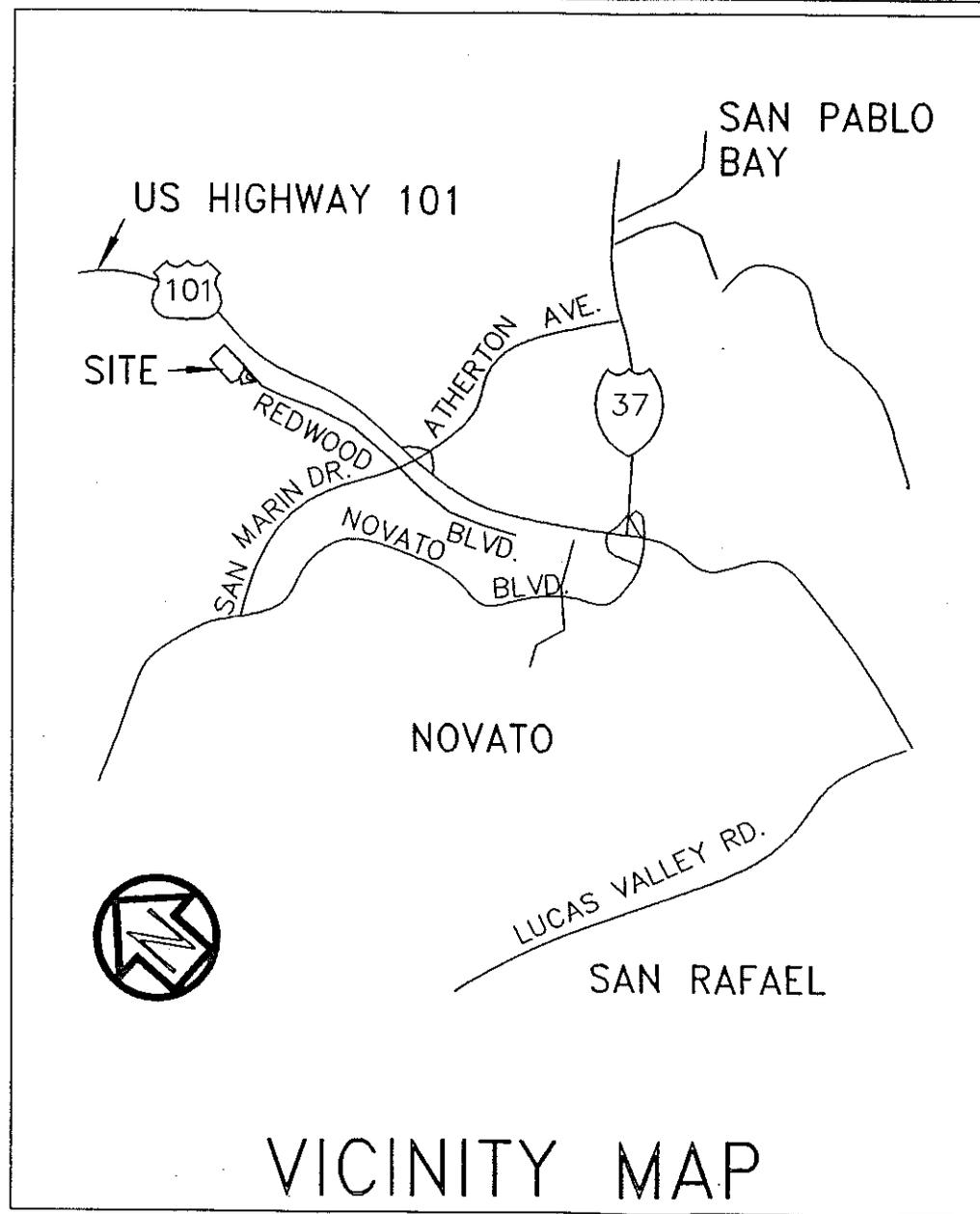
LANDS OF BUCK CENTER FOR RESEARCH IN AGING
(Doc. #89-010512)

PARCEL 2
19 PM 23

LANDS OF BUCK CENTER FOR RESEARCH IN AGING
(Doc. #89-010512)

PARCEL 1
19 PM 23

LANDS OF WRIGHT
(3101 OR 892)
N.S.D. EXCLUSION



VICINITY MAP

REFERENCE LINE TABLE

LINE	DIRECTION	DISTANCE
A	S87°52'46"W	21.20'
B	N41°59'34"W	392.07'
C	N06°09'54"W	55.00'
D	N10°14'14"W	229.52'
E	N40°22'46"E	206.54'
F	N87°52'46"E	216.55'
G	S07°10'37"W	355.94'
H	N84°08'27"W	69.00'
I	S13°51'20"W	509.74'
J	S21°46'22"W	419.25'
K	S76°44'47"W	201.13'
L	N82°11'24"W	90.28'
M	N19°22'07"W	141.14'
N	N10°29'03"E	286.81'
O	N15°36'14"W	225.26'
P	N15°41'20"E	116.82'
Q	S20°14'20"W	529.62'
R	S28°23'45"W	93.90'
S	S70°24'46"W	688.89'
T	S71°33'40"E	2401.16'
U	N02°06'33"W	586.64'
V	S02°07'14"E	3710.30'
W	N02°06'56"E	832.37'

PRIMARY LINE TABLE

LINE	DIRECTION	DISTANCE
1	N59°45'52"W	1133.57'
2	N43°23'16"E	370.97'
3	N18°39'34"E	259.45'
4	S70°24'46"W	369.28'
5	N60°20'41"W	570.17'
6	N02°07'14"W	540.00'
7	N02°07'14"W	1910.00'
8	N87°52'46"E	1599.91'
9	S02°07'14"E	2239.52'
10	S87°07'38"W	82.82'
11	S02°52'22"E	100.00'
12	S02°06'56"E	48.99'
13	S02°06'56"E	782.70'
14	S03°54'02"W	535.44'

REORGANIZATION No. 2 MAP
REDWOOD BOULEVARD NORTH

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