

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 03-16

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

"Annexation of the Lands of Olive Ridge LLC to Novato Sanitary District (File #1245)"

WHEREAS, a proposal for the annexation of certain territory to Novato Sanitary District in the County of Marin has been filed with the Executive Officer of this Local Agency Formation 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 owner; and

WHEREAS, pursuant to Government Code Section 56663, when a petition is accompanied by written consent signed by 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; and

WHEREAS, pursuant to Government Code Section 56663(c), the affected territory is uninhabited; all the owners of land within the affected territory have given their written consent; and the affected local agency that will gain territory, Novato Sanitary District, has consented in writing to a waiver of protest proceedings, this Commission may make determination with respect to said application with waiver of protest proceedings; and

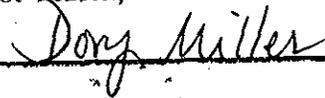
WHEREAS, the Executive Officer has reviewed the application and prepared a report, including a recommendation thereon, the application and report having been presented to and considered by this Commission.

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

Section 1. The boundaries, as set forth in the proposal, are hereby approved as submitted and are as described in Exhibits "A" and "B" attached hereto and by this reference incorporated herein.

The foregoing instrument is a correct copy of the original on record in the office of the Local Agency Formation Commission of the County of Marin, State of California.

By



Section 2. The territory includes 19.8 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: "Annexation of the Lands of Olive Ridge LLC to Novato Sanitary District (File #1245)".

Section 3. The proposal is consistent with the adopted sphere of influence for Novato Sanitary District.

Section 4. The Commission certifies that it has reviewed and considered the mitigated Negative Declaration of Environmental Impact prepared for this project by the City of Novato and adopted by their Resolution No. 24-02 dated March 18, 2002.

Section 5. The Commission finds that changes or alterations to the project and mitigation measures to lessen environmental effects to less than significant levels as identified in the Mitigated Negative Declaration are within the responsibility of the Novato Sanitary District and the City of Novato and not LAFCO. The City of Novato, acting as lead agency, has adopted a mitigation monitoring and reporting plan in which the District staff and the staff of the City of Novato are responsible for compliance and are empowered to sanction non-compliance.

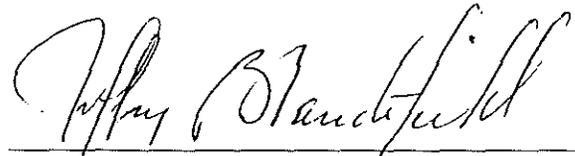
Section 6. The Executive Officer is hereby authorized to complete reorganization proceedings in the manner prescribed by Section 57000 of the Government Code.

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on this 11th day of September, 2003 by the following vote:

AYES: Commissioners Adams, Chapman, Eklund and Heller

NOES: Commissioners Blanchfield and Rodoni

ABSENT: Commissioner Rose



JEFFRY BLANCHFIELD, Chairperson

ATTEST:



PETER V. BANNING, Executive Officer

Annexation of the Lands of Olive Ridge LLC
to
Novato Sanitary District (File #1245)

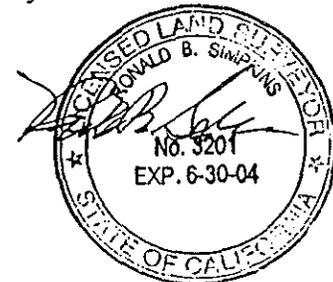
Exhibit "A"

Mapping No. 06/03

Beginning at a point on the existing boundary of the Novato Sanitary District, said point formed by the courses North $56^{\circ}38'28''$ East 442.72 feet and North $50^{\circ}07'31''$ West 148.02 feet on the Easterly line of Olive Avenue as recorded in Grant Deed 2002-0069422 on July 22, 2002, Marin County Records; thence along said Easterly line of Olive Avenue South $50^{\circ}07'31''$ East 15.67' feet as recorded in Offer of Dedication 2003-0038319 on April 7, 2003, Marin County Records, to the TRUE POINT OF BEGINNING;

- ① thence continuing along said Easterly line North $56^{\circ}38'28''$ East 441.24' feet;
- ② thence North $21^{\circ}48'59''$ East 38.58' feet;
- ③ thence North $21^{\circ}16'54''$ East 122.57' feet to the Northerly property line of the Lands of Olive Ridge, LLC (Doc. #2002-0069422);
- ④ thence leaving said Easterly line of Olive Avenue along said Northerly property line South $66^{\circ}50'43''$ East 1200.50' feet to the Easterly property line of said Lands of Olive Ridge, LLC;
- ⑤ thence along said Easterly property line South $23^{\circ}07'29''$ West 659.19' feet to Northerly Sanitary District boundary line of Annexation 1991-1;
- ⑥ thence along said Northerly Sanitary District boundary line of Annexation 1991-1 North $68^{\circ}52'28''$ West 507.20 feet;
- ⑦ thence continuing along said Northerly Sanitary District boundary line North $76^{\circ}24'34''$ West 312.96 feet to the Northeasterly corner of Annexation 1998-8;
- ⑧ thence along said Northerly Sanitary District boundary line of Annexation 1998-8 North $48^{\circ}21'11''$ West 382.32 feet to the Northeasterly corner of Annexation 2000-5;
- ⑨ thence along said Northerly Sanitary District boundary line of Annexation 2000-5 North $50^{\circ}00'08''$ West 140.59;
- ⑩ thence continuing along said Northerly Sanitary District boundary line North $50^{\circ}07'31''$ West 132.36 feet to the TRUE POINT OF BEGINNING;

Said property contains 19.8 acres, more or less.



LANDS OF RICHARDSON
A.P.N. 153-360-01,02
ANNEXATION 2000-5

LANDS OF MARTINEZ
A.P.N. 153-190-04
ANNEXATION 1998-8

MCCABE
A.P.N. 153-190-28
ANNEXATION 1991-1

LANDS OF OLIVE RIDGE LLC.
Doc #2002-0069422
A.P.N. 153-190-25
301 OLIVE AVE.

LANDS OF LEONARD
FRYER
A.P.N. 153-190-23

LANDS OF MARIN AUDUBON SOCIETY
A.P.N. 153-190-27

CITY OF NOVATO
COUNTY OF MARIN

S50°07'31"E 15.67'
N50°07'31"W 132.36'

N50°00'08"W 140.59'

N48°21'11"W 382.32'

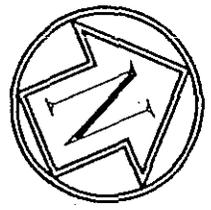
N76°24'34"W 312.96'

N68°52'28"W 507.20'

N56°38'28"E 441.24'

TRUE POINT OF BEGINNING
N21°48'59"E 38.58'
N21°16'54"E 122.57'

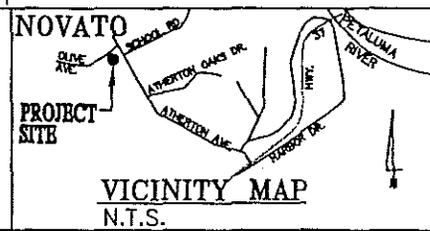
POINT OF COMMENCEMENT
65'



LEGEND:

- EXISTING NSD BOUNDARY
- COUNTY/CITY BOUNDARY
- PROPOSED ANNEXATION
- PROPERTY LINE

EXHIBIT "B"
MAPPING NO. 06/03



CSW
[St]² CSW/STUBER-STROEH
ENGINEERING GROUP, INC.
CONSULTING ENGINEERS
790 DeLong Ave., Novato, CA. 94945-3246
(415) 892-4763 FAX (415) 892-4502
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REV. _____ DATE: May 2003
SCALE: 1 inch=200 ft

ANNEXATION OF THE LANDS OF
OLIVE RIDGE, LLC
TO NOVATO SANITARY DISTRICT (FILE#1245)
NOVATO MARIN COUNTY CALIFORNIA