

LOCAL AGENCY FORMATION COMMISSION OF MARIN COUNTY

RESOLUTION NO. 76-27

RESOLUTION MAKING DETERMINATIONS AND APPROVING THE ANNEXATION OF
TERRITORY DESIGNATED AS THE "LAGUNA VISTA DRIVE NO. 3 ANNEXATION"
TO THE CITY OF NOVATO

WHEREAS, a proposal for the annexation of territory to the City of Novato has been filed with the Executive Officer of this Commission; and

WHEREAS, said proposal was designated as the "Laguna Vista Drive No. 3 Annexation" and was made in the form of application submitted by the City of Novato in accordance with the provisions of the Knox-Nisbet Act, Chapter 6.6 (commencing with Section 54773) of Division 2, Title 5 of the Government Code; and

WHEREAS, after initial assessment, it was determined by the Executive Officer that said Laguna Vista Drive No. 3 Annexation might have a significant impact on the environment; and

WHEREAS, in accordance with said determination and pursuant to the California Environmental Quality Act, and the EIR Guidelines of this Commission, the Executive Officer caused a draft environmental impact report to be prepared on said proposal and gave notice of a hearing thereon; and

WHEREAS, said draft environmental impact report (EIR) was reviewed by this Commission at said noticed public hearing and was ordered amended; and

WHEREAS, at a subsequent noticed public hearing, the amended draft EIR was considered by this Commission, and found and certified as adequate and final; and

WHEREAS, after certification of the environmental impact report, this Commission held a noticed public hearing upon the proposed annexation proposal, said hearing having been held and conducted at the time and in the form and manner prescribed by law;

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

1. The boundaries of the territory described in the proposal application are hereby amended to exclude the following parcels and portions of parcels:

a. Assessor's parcel numbers 143-330-01, 143-330-02, 143-330-03, 143-330-04, 143-330-05, 143-330-21, 143-330-23, 143-171-01 and 143-171-03 are excluded in their entirety.

b. That portion of Assessor's parcel number 143-171-02 which is improved with a horsestable and riding ring, abuts H Lane, Atherton Avenue, and parcel number 143-171-04 shall be excluded along with the full length of the forty foot roadway easement extending off Atherton Avenue.

2. The boundaries as so amended are described in Exhibit A attached hereto and incorporated herein.

3. Subject to the terms and conditions hereinafter specified, the annexation proposal as amended is approved, and shall be designated as the "Laguna Vista Drive Annexation No. 3 (Amended)".

4. The annexation as amended is found to be accompanied by proof, satisfactory to this Commission, that all owners of property within the proposed annexation as approved by this Commission have consented to said annexation.

5. The environmental impact report prepared on the Laguna Vista Drive Annexation No. 3 has been reviewed and considered by this Commission in making its final determinations.

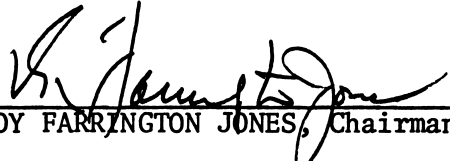
6. The Laguna Vista Drive Annexation No. 3 (Amended) herein approved shall not be subject to any terms or conditions.

7. The City of Novato shall be the conducting agency for further proceedings on the Laguna Vista Drive Annexation No. 3 (Amended); and the City Council of Novato is hereby authorized, pursuant to Government Code Section 54797.1, to take said proceedings without notice or hearing; and said proceedings shall be taken in compliance with this Resolution, and applicable provisions of State law.

PASSED AND ADOPTED by the Marin County Local Agency Formation Commission on this 16th day of June, 1976, by the following vote:

AYES: Commissioners Baptiste, Giacomini, Mulryan, Violich and Jones

NOES: None



ROY FARRINGTON JONES, Chairman

ATTEST:



LARI I. SHEEHAN, Executive Officer

LAGUNA VISTA DRIVE
ANNEXATION NO. 3 TO NOVATO 25-75

PARCEL ONE:

The bearings in this description, those shown on 10 p.m. 82 and the remaining lands of Barrick were rotated $1^{\circ} 10' 53''$ counter clockwise to conform to the meridian of the survey and boundary line adjustment recorded in Book 14 of surveys at Page 92 used as a basis for this annexation.

Beginning at a point on the existing Novato City Limits and on the southerly line of Laguna Vista Drive, said point being the northeasterly corner of Parcel B as shown on that parcel map of Lands of Barrick, Parcel Map Book 10, Page 82, Marin County Records; thence from said point of beginning, leaving the Novato City Limits, South $11^{\circ} 58' 58''$ West, 174.53 feet; thence South $34^{\circ} 02' 11''$ East, 182.34 feet; thence South $42^{\circ} 36' 48''$ West 264.05 feet more or less to intersect the course North $39^{\circ} 39' 31''$ West; thence South $39^{\circ} 39' 31''$ East, 187.04 feet; thence South $19^{\circ} 49' 00''$ East, 27.11 feet; thence South $41^{\circ} 22' 53''$ West, 524.10 feet; thence South $51^{\circ} 17' 57''$ West, 524.10 feet; thence South $46^{\circ} 22' 00''$ West 200 feet to the northerly corner of the Daniel property as described in Book 2134, Page 593, Marin County Records; thence South $29^{\circ} 48' 42''$ East, 368.77 feet; thence South $37^{\circ} 27' 30''$ West, 10.00 feet more or less to intersect the course North $49^{\circ} 41' 07''$ West, 130.00 feet; thence along said course South $49^{\circ} 41' 07''$ East, 130.00 feet; thence South $6^{\circ} 10' 53''$ East, 59.72 feet; thence South $31^{\circ} 15' 53''$ East, 180.57 feet; thence South $43^{\circ} 38' 47''$ East, 211.94 feet to the easterly corner of that Survey shown in Book 4, Page 3, Official Surveys, Marin County Records; thence from said easterly corner South $50^{\circ} 11' 47''$ West, 170.00 feet more or less to intersect the bearing North $27^{\circ} 26' 53''$ West, as said bearing is described in Book 2208, Page 131, Marin County Records; thence along said bearing South $27^{\circ} 26' 53''$ East, 375.00 feet more or less to intersect the course North $31^{\circ} 14' 48''$ East, 790.00 feet as said course is described in Book 2208, Page 131; thence from said intersection South $59^{\circ} 56' 53''$ East, 40.00 feet more or less across a road easement as described in Book 2208, Page 131; thence North $32^{\circ} 46' 07''$ East, 260.90 feet; thence North $29^{\circ} 08' 07''$ East, 92.00 feet; thence North $32^{\circ} 26' 07''$ East, 438 feet; thence North $37^{\circ} 04' 51''$ East, 1457.50 feet to intersect the course North $66^{\circ} 14' 48''$ West, thence along said course South $66^{\circ} 14' 48''$ East, 10.00 feet more or less to the existing Novato City Limits; thence northwesterly along said City Limits to the point of beginning.

Said Parcel Containing 53.76 acres more or less.

PARCEL TWO:

Beginning at a point on the existing Novato City Limits and on the southerly line of Laguna Vista Drive and the westerly corner of Parcel 1-A, as shown on Parcel Map Book 10, Page 44, Marin County Records; thence from said point of beginning northeasterly along said City Limits to the easterly line of Parcel B, as shown on Parcel Map Book 6, Page 18, Marin County Records; thence leaving the City Limits, South $8^{\circ} 48' 51''$ West, 354.30 feet; thence South $29^{\circ} 23' 50''$ East, 58.83 feet; thence South $68^{\circ} 57' 14''$ West 309.00 feet; thence North $1^{\circ} 04' 11''$ East, 150.00 feet; thence South $61^{\circ} 44' 01''$ West, 525.58 feet; thence North $62^{\circ} 51' 36''$ West, 364.72 feet to the Novato City Limits and the point of beginning.

Parcel contains approximately 10 acres.