

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 26-01

Resolution Approving Annexation of 673 Atherton Ave. (143-101-34), Novato into the Novato Sanitary District. (LAFCo File #1396) With Waiver of Notice, Hearing, and Protest Proceedings

“Annexation of 673 Atherton Ave. (143-101-34), Novato, into the Novato Sanitary District. (LAFCo File #1395)”

WHEREAS Jim Delia, hereinafter referred to as “Property Owner,” is the owner of 673 Atherton Ave., Novato, also known as APN 143-101-34, consisting of 1.11 acres of “Property” and have filed a validated landowner petition to annex the Property into the Novato Sanitary District; and

WHEREAS, the subject territory is currently located within unincorporated County and is depicted within the City of Novato’s Sphere of Influence, but is located outside of the City’s adopted Urban Growth Boundary, which establishes the City’s long-term growth and annexation limits; and

WHEREAS, the existing Sphere of Influence does not accurately reflect the City’s intended service area for this location based on adopted growth management policies, and Marin LAFCo intends to update the Sphere of Influence accordingly.

WHEREAS, due to this inconsistency between the Sphere of Influence and the City’s adopted Urban Growth Boundary, the proposed annexation is not subject to Marin LAFCo Policy 4.8.

WHEREAS the Commission’s staff has reviewed the proposal and prepared a report with recommendations; and

WHEREAS the staff’s report and recommendations on the proposal have been presented to the Commission in the manner provided by law; and

WHEREAS the Commission considered all the factors required by law under Government Code Sections 56668 and 56668.3 and adopted local policies and procedures as provided for in the staff report and oral and written testimony.

WHEREAS the proposal is for a reorganization of territory that is uninhabited, and no affected local agency has submitted a written demand for notice and hearing as provided for in Government Code section 56662(a).

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

Section 1. Approve the proposed annexation of the Property to the Novato Sanitary District as shown and with the boundaries as depicted and described in Exhibits “A” and “B” attached hereto and incorporated herein by reference.

Section 2. The Property, which includes 1.11 acres and is found to be uninhabited, is assigned the following distinctive short form designation: “Annexation of 673 Atherton Ave. (143-101-34), Novato into the Novato Sanitary District. (LAFCo File #1395)”

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

Section 4. The Executive Officer is hereby authorized to waive notice and hearing, and protest proceedings and complete organization proceedings.

Section 5. As Lead Agency under CEQA for the proposed annexation into the Novato Sanitary District, LAFCo finds that the Project is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a).

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on February 12th, 2026, by the following vote:

AYES: Commissioners Coler, Chu, Hilliard, Burdo, Rodoni, Murray and Lucan

NOES: _____

ABSTAIN: _____

ABSENT: _____

Barbara Coler
Barbara Coler (Feb 13, 2026 09:54:17 PST)

Barbara Coler, Chair

ATTEST:

APPROVED AS TO FORM:

Jason Fried
Jason Fried, Executive Officer

Malathy Subramanian
Malathy Subramanian (Feb 18, 2026 09:39:30 PST)
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 26-01

- a) Exhibit A – Legal Description
- b) Exhibit B – Map

ANNEXATION NO. LAFCO 1395

ANNEXATION TO NOVATO SANITARY DISTRICT

GEOGRAPHIC DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY, SITUATE IN AND BEING A PORTION OF RANCHO NOVATO, IN THE UNINCORPORATED AREA OF THE COUNTY OF MARIN, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEGINNING AT A POINT IN THE CENTERLINE OF THE COUNTY ROAD KNOWN AS ATHERTON AVENUE, SAID POINT BEING THE NORTHEASTERLY CORNER OF LOT NO. 8, IN DIVISION B, AS SHOWN UPON THAT CERTAIN MAP ENTITLED, "MAP OF EAST PART OF RANCHO DE NOVATO, MARIN COUNTY, CALIFORNIA", SURVEYED BY C.F. MILLER AND FILED IN RACK 2 PULL 3 IN THE RECORDER'S OFFICE OF SAID MARIN COUNTY AND SAID POINT BEING SOUTH 59° 54' 00" EAST 544 FEET MORE OR LESS FROM THE INTERSECTION OF ATHERTON AVENUE AND BUGEIA LANE;

(1) THENCE LEAVING SAID CENTERLINE OF ATHERTON AVENUE AND RUNNING ALONG THE EASTERLY BOUNDARY LINE OF SAID LOT NO. 8, SOUTH 3° 52' 28" EAST 280.41 FEET;

(2) THENCE LEAVING SAID EASTERLY BOUNDARY LINE AND ENTERING SAID LOT NO. 8, NORTH 82° 47' 08" WEST 165.75 FEET;

(3) THENCE NORTH 0° 24' 00" WEST 344.70 FEET TO A POINT ON THE CENTERLINE OF ATHERTON AVENUE;

(4) THENCE RUNNING ALONG THE CENTERLINE OF ATHERTON AVENUE SOUTH 59° 54' 00" EAST 170.95 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.11 ACRES, MORE OR LESS.

APN: 143-101-34

DECEMBER 08, 2025



Nathan D. Foley

NATHAN D. FOLEY PLS 10007

MERIDIAN SURVEYING

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

SHEET 1 OF 2











Resolution 26-01 Annexation of 673 Atherton to Novato Sanitary District


Final Audit Report

2026-02-18


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