

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 25-22

Resolution Approving Annexation of 2349 Novato Blvd., Novato (APNs 132-031-04 & 132-031-08) into the Novato Sanitary District. (LAFCo File #1394) With Waiver of Notice, Hearing, and Protest Proceedings

“Annexation of 2349 Novato Blvd., Novato (APNs 132-031-04 & 132-031-08) into the Novato Sanitary District. (LAFCo File #1394)

WHEREAS Mark and Clare Sheedy, hereinafter referred to as “Property Owner,” are the owners of 2349 Novato Blvd., Novato, also known as APN 132-031-04 & 132-031-08, consisting of 8.30 acres of land hereinafter referred to as the “Property” and have filed a validated landowner petition to annex the Property into the Novato Sanitary District; and

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 is found to be uninhabited, and the proposal is assigned the following distinctive short form designation: “Annexation of 2349 Novato Blvd., Novato (APNs 132-031-04 & 132-031-08) into the Novato Sanitary District. (LAFCo File #1394)”

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

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 October 9, 2025, by the following vote:

AYES: Commissioners Coler, Rodoni, Chu, Kious, Murray and Burdo

NOES: _____

ABSTAIN: _____

ABSENT: Lucan

Barbara Coler
Barbara Coler (Oct 10, 2025 15:43:11 PDT)
Barbara Coler, Chair

ATTEST:

APPROVED AS TO FORM:


Jason Fried, Executive Officer

Mala Subramanian
Mala Subramanian (Oct 12, 2025 09:16:30 PDT)
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 25-22

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

Exhibit A

**Annexation of the Lands of Sheedy
To the
Novato Sanitary District**

File No. 1394

All that certain real property in the City of Novato, County of Marin, State of California described as follows:

Beginning at the northeasterly corner of those certain parcels of land annexed to the Novato Sanitary District (NSD) as Novato Blvd. Annexation No. 1998-7:

Thence, along the southerly line of Novato Blvd., (1) South 62° 22' 48" East 44.35 feet and (2) South 62° 28' 48" East 409.91 feet;

Thence, leaving said southerly line, (3) South 24° 32' 37" West 60.99 feet;

Thence (4) South 18° 32' 19" West 177.32 feet;

Thence (5) South 64° 38' 19" East 246.28 feet to the westerly line of NSD Annexation No. 1999-5;

Thence, along said westerly line, (6) South 14° 15' 00" West 322.09 feet;

Thence, leaving said westerly line, along the northerly line of NSD Annexation Numbers 1971-2, 11-00 and 1986-4, (7) North 75° 45' 00" West 660.00 feet;

Thence, leaving said northerly line (8) North 14° 15' 00" East 315.84 to the southeasterly corner of NSD Annexation No. 1998-7;

Thence, along the easterly line of said NSD Annexation 1998-7, (9) North 14° 15' 00" East 392.76 feet to the point of beginning.

This annexation contains approximately 8.30 acres.

This parcel lies within the Rancho de Novato, Marin County, California.



Dale White
2/2/2025

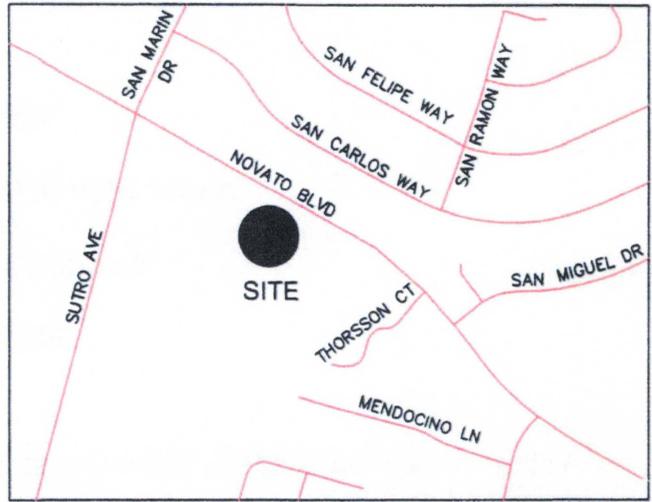
Annexation Parcel Information

Legal Description: That certain parcel of land conveyed to Clare Sheedy et ux by DN 2022-0038141, Marin County Records.

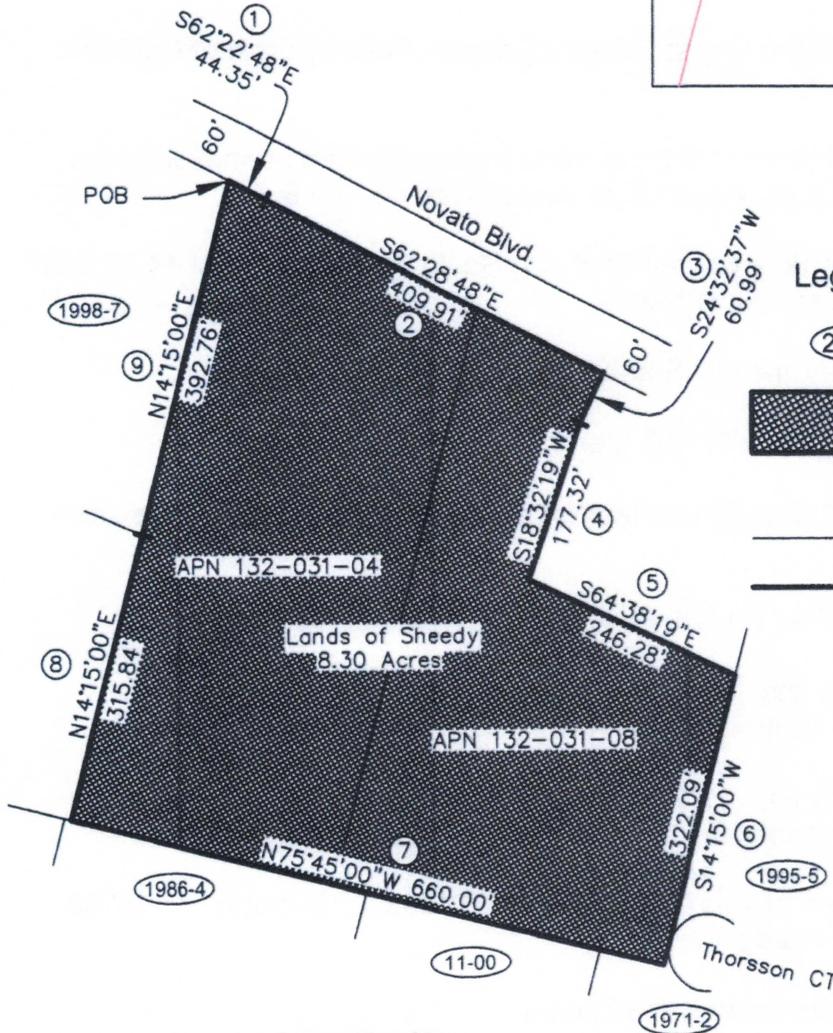
Said Parcel lies within the Rancho de Novato.

Address: 2349 Novato Blvd., Novato, CA

Assessor's Parcels No. 132-031-04 & 08.



Vicinity Map
No Scale



Annexation Map
Scale: 1" = 200'

Legend

-  Existing Sewer District Annexation
-  Proposed Annexation
-  Course Number
-  Property Line
-  Annexation Boundary

Abbreviations

- APN Assessor's Parcel No.
- DN Recorder's Document No
- POB Point of Beginning

Exhibit B
LAFCO File No. 1394

Annexation of the Lands of Sheedy
To The
Novato Sanitary District

White & Prescott
Engineering & Surveying
1400 Grant Avenue
Novato, CA 94945



Dale White
9/21/2025

Resolution 25-22 - Annexation of 2349 Novato Blvd.

Final Audit Report

2025-10-13

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-  Document created by claire devereux (cdevereux@marinlafco.org)
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