

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 04-09

RESOLUTION AMENDING THE SPHERE OF INFLUENCE  
OF THE CITY OF NOVATO AND  
MAKING DETERMINATIONS AND APPROVING REORGANIZATION  
INCLUDING NOTICE, HEARING AND ELECTION

"Reorganization of the Lands of Daniels  
Including Annexations to the City of Novato and Novato Sanitary District  
(File #1255)"

WHEREAS, a proposal for the reorganization of certain territory to the City of Novato and to the 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(c), the affected territory is uninhabited; all the owners of land within the affected territory have given their written consent; and the affected local agencies that will gain territory, the City of Novato and Novato Sanitary District, have 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

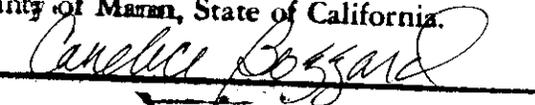
WHEREAS, minor amendment of the sphere of influence of the City of Novato is needed to reflect amendments to the General Plan of the City of Novato undertaken to accommodate the proposal; and

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 Commission does hereby amend the City of Novato sphere of influence to include Assessor's Parcel #157-091-47.

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 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.

Section 3. The territory includes 3.36 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: "Reorganization of the Lands of Daniels Including Annexations to the City of Novato and Novato Sanitary District (File #1255)".

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

Section 5. The Commission certifies that it has reviewed and considered the Negative Declaration of Environmental Impact prepared for this project by the City of Novato and adopted by their Resolution No. 75-02 dated April 11, 2002.

Section 6. The Commission finds that changes or alterations to the project and mitigation measures to lessen environmental effects to less than significant levels are within the responsibility of the City of Novato, not LAFCO.

Section 7. 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 12<sup>th</sup> day of August, 2004, by the following vote:

AYES: Commissioners Adams, Asbo, Blanchfield, Heller, Rodoni, Slavitz

NOES: None

ABSENT: Commissioner Rose



JEFFRY BLANCHFIELD, Chairperson

ATTEST:

  
PETER V. BANNING, Executive Officer

**REORGANIZATION OF THE LANDS OF DANIELS  
INCLUDING ANNEXATIONS TO THE CITY OF NOVATO  
AND NOVATO SANITARY DISTRICT (FILE#1255)**

MAPPING No. 04/04

**EXHIBIT B  
LEGAL DESCRIPTION**

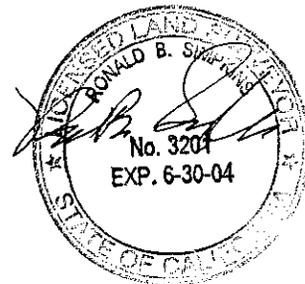
**ANNEXATION TO THE NOVATO SANITARY DISTRICT**

BEGINNING at a point on the existing boundary of Novato Sanitary District, said point being the intersection of two lines, more particularly described as "North 44°35'00" East, 473.20' feet" and "East 2,119.64 feet," as shown on the map entitled "Black Point Annexation to Novato Sanitary District, Mapping No. 13/99" dated December, 1999;

- 1) thence along said Novato Sanitary District line, South 44°35'00" West, 487.53 feet;
- 2) thence leaving said boundary, North 45°25'00" West, 125.00 feet;
- 3) thence North 44°35'00" East, 986.00 feet;
- 4) thence South 45°25'00" East, 134.00 feet;
- 5) thence South 44°34'56" West, 101.76 feet;
- 6) thence South 60°42'30" East, 44.33 feet;
- 7) thence South 20°06'20" West, 150.21 feet;
- 8) thence South 77°25'00" West, 110.66 feet;
- 9) thence North 45°25'00" West, 45.00 feet;
- 10) thence South 44°35'00" West, 169.84 feet;
- 11) thence North 90°00'00" West, 12.64 feet, to the Point of Beginning.

Containing 3.32 acres, more or less.

Prepared by CSW/Stuber-Stroeh Engineering Group, Inc.  
Ronald B. Simpkins, L.S. No. 3201, Exp. 6/30/04  
File: 5.954.00 Date: 5/25/04



**REORGANIZATION OF THE LANDS OF DANIELS  
INCLUDING ANNEXATIONS TO THE CITY OF NOVATO  
AND NOVATO SANITARY DISTRICT (FILE#1255)**

MAPPING No. 04/04

**EXHIBIT B  
LEGAL DESCRIPTION**

**CITY OF NOVATO ANNEXATION**

BEGINNING at a point on the existing boundary of City of Novato, beginning at a point on the northerly line of the parcel of land conveyed to I. Sartori by deed recorded April 29, 1907 in Book 108 of Deeds at page 354, said point being South 45° East 125.0 feet and North 45°00' East 475.0 feet from the most westerly corner of the parcel of land conveyed to A.G. Raisch, et al, by deed recorded July 7, 1949 in Book 620 of Official Records at page 141, said point also being the Northerly line of the Highway 37 Annexation No. 2, revised November 15, 1968;

- 1) thence North 90°00'00" West, 175.50 feet (176.77 feet per Highway 37 Annexation No. 2, revised November 15, 1968);
- 2) thence North 44°35'00" East, 621.66 feet;
- 3) thence South 45°25'00" East, 134.00 feet;
- 4) thence South 44°34'56" West, 101.76 feet;
- 5) thence South 60°42'30" East, 44.33 feet;
- 6) thence South 20°06'20" West, 150.21 feet;
- 7) thence South 77°25'00" West, 110.66 feet;
- 8) thence North 45°25'00" West, 45.00 feet;
- 9) thence South 44°35'00" West, 169.84 feet;
- 10) thence North 90°00'00" West, 12.64 feet, to the Point of Beginning.

Containing 2.10 acres, more or less.

Prepared by CSW/Stuber-Stroeh Engineering Group, Inc.  
Ronald B. Simpkins, L.S. No. 3201, Exp. 6/30/04  
File: 5.954.00 Date: 5/25/04

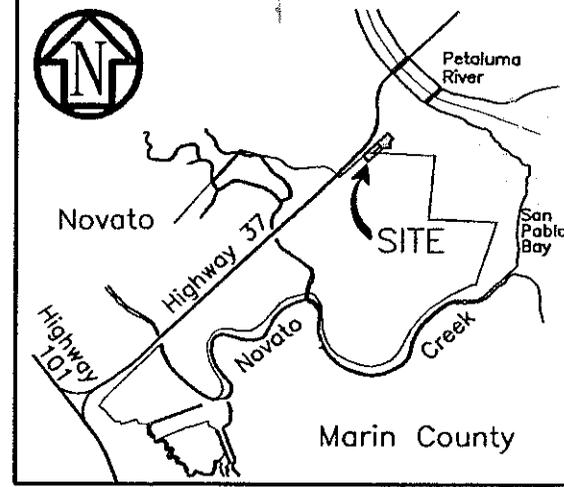




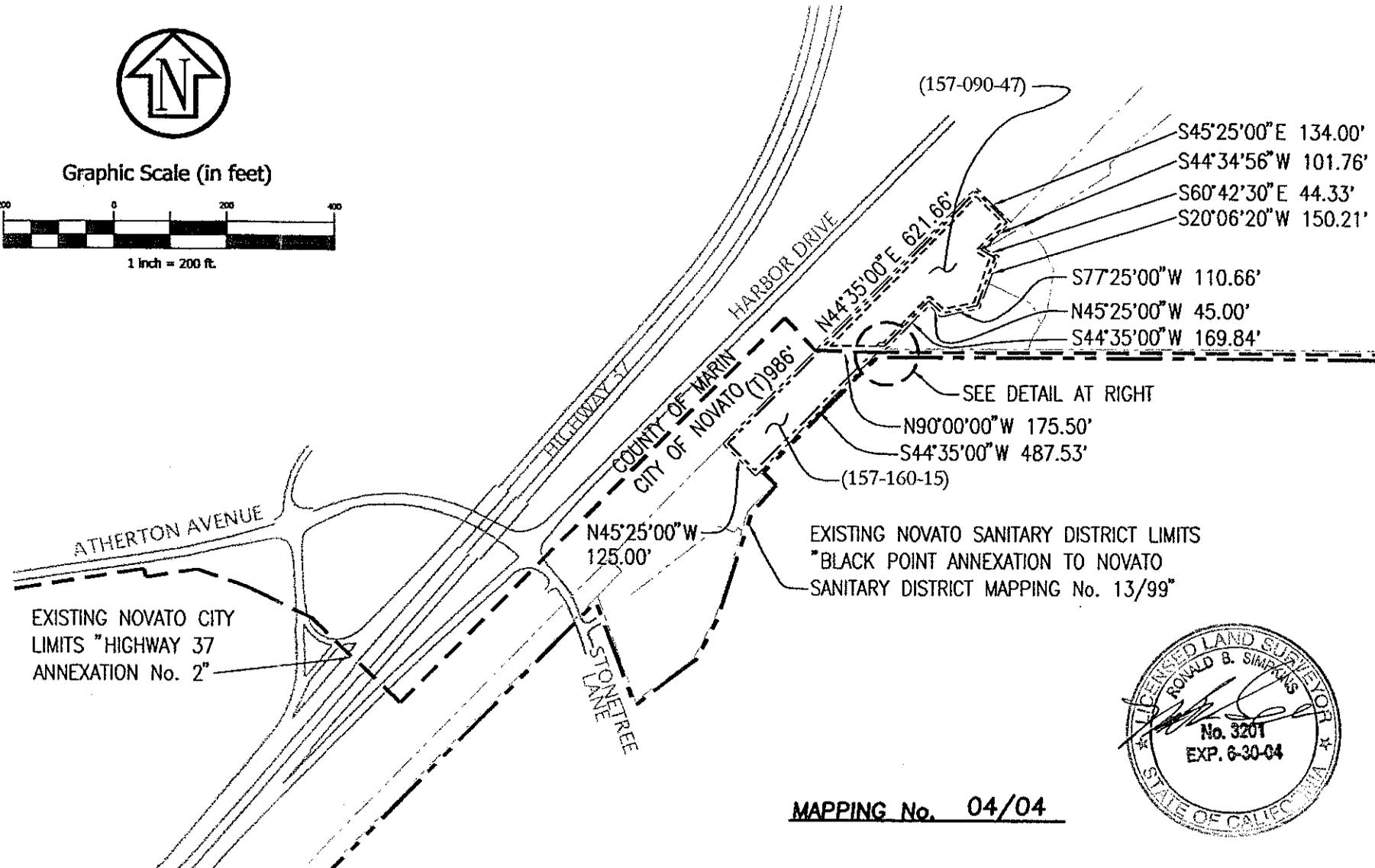
Graphic Scale (in feet)



1 inch = 200 ft.



VICINITY MAP

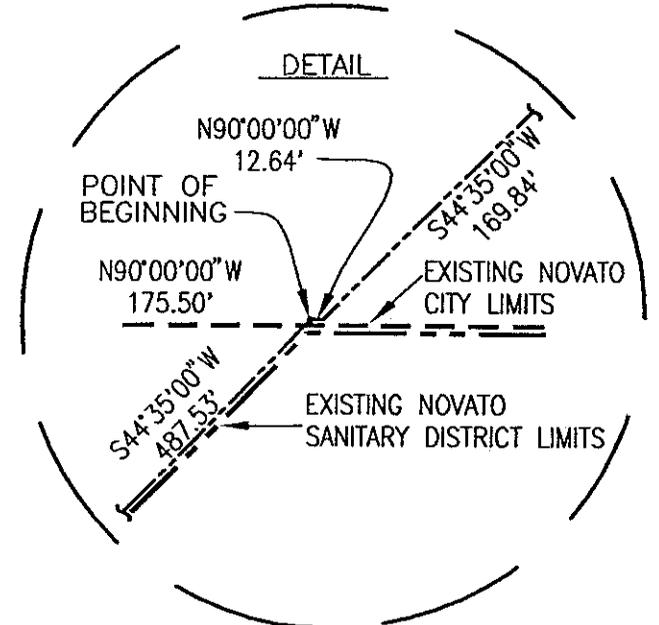


EXISTING NOVATO CITY LIMITS "HIGHWAY 37 ANNEXATION No. 2"

EXISTING NOVATO SANITARY DISTRICT LIMITS "BLACK POINT ANNEXATION TO NOVATO SANITARY DISTRICT MAPPING No. 13/99"



MAPPING No. 04/04



- LEGEND**
- (XXX-XXX-XX) ASSESSOR PARCEL NUMBER
  - EXISTING CITY OF NOVATO CITY LIMITS
  - PROPOSED ANNEXATION TO NOVATO
  - EXISTING NOVATO SANITARY DISTRICT LIMITS
  - PROPOSED NOVATO SANITARY DISTRICT LIMITS
  - SUBJECT PROPERTY LINE
  - ADJACENT PROPERTY LINE

**EXHIBIT A**  
 REORGANIZATION OF THE LANDS OF DANIELS  
 INCLUDING ANNEXATIONS TO THE CITY OF NOVATO  
 AND NOVATO SANITARY DISTRICT (FILE #1255)

**STREET ADDRESS**  
 12 HARBOR DR.  
 NOVATO, CA 94945

ASSESSOR'S PARCEL Nos. 157-160-15  
 + 157-090-47

CITY OF NOVATO      COUNTY OF MARIN      CALIFORNIA  
 APRIL 2004

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

JOB # 5.595.400      B 1685      © 2004