

**MARIN LOCAL AGENCY FORMATION COMMISSION**

RESOLUTION 15-10

**MAKING DETERMINATIONS AND APPROVING AN ANNEXATION TO  
THE NOVATO SANITARY DISTRICT**

“Wilson Avenue No. 1 Change of Organization – Novato Sanitary District”  
(LAFCO File No. 1330)

**WHEREAS**, Peter J. Schardt has filed a validated landowner petition with the Marin Local Agency Formation Commission, hereinafter referred to as “Commission,” pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

**WHEREAS**, the proposal seeks approval to annex approximately 1.09 acres of unincorporated land to the Novato Sanitary District; and

**WHEREAS**, the affected territory represents one recorded lot with an existing single-family unit residence located at 568 Wilson Avenue and identified by the County of Marin Assessor’s Office as 146-180-62; and

**WHEREAS**, the Commission’s Executive Officer has reviewed the proposal and prepared a report with recommendations; and

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

**WHEREAS**, the Commission heard and fully considered all the evidence presented at a public hearing on December 10, 2015;

**WHEREAS**, the Commission considered all the factors required by law under Government Code Section 56668 and adopted local policies and procedures.

**NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER** as follows:

1. The Commission’s determinations on the proposal incorporate the information and analysis provided in the Executive Officer’s written report presented on December 10, 2015.
2. The Commission serves as lead agency under the California Environmental Quality Act (CEQA) in considering the impacts of the proposed annexation. The Commission independently finds the annexation of the affected territory to the Novato Sanitary District is a project under CEQA, but is exempt from further review under California Public Resources Code Section 15319. Specifically, the affected territory – as proposed or its recommended amendment – is already developed to the maximum extent allowed by the land use authority and no extension of public infrastructure is needed to accommodate service therein.

**PASSED AND ADOPTED** by the Marin Local Agency Formation Commission on December 10, 2016 by the following vote:

AYES: Baker, Murray, Blanchfield, Condon, and Connolly

NOES: \_\_\_\_\_

ABSTAIN: Arnold

ABSENT: Phillips

ATTEST:



\_\_\_\_\_  
KEENE SIMONDS, Executive Officer

Exhibit A

**Wilson Avenue No 1  
Change of Organization – Novato Sanitary District**

**LAFCO File No. 1330**

A parcel of land in the County of Marin, State of California, more particularly described as follows.

Beginning at the northeasterly corner of Novato Sanitary District Annexation (NSDA) No. 2002-9;

Thence, along the boundary of NSDA No. 1964-20 and the boundary of Parcel 2 as shown on that certain Parcel Map filed for record in Book 12 of Parcel Maps, at page 87, Marin County Records the following courses.

- 1) S 60° 45' E 60.00 feet;
- 2) Thence S 18° 58' W 75.03 feet;
- 3) Thence S 15° 38' 30" W 70.88 feet;
- 4) Thence S 01° 45' W 62.32 feet;
- 5) Thence, leaving said NSDA 1964-20 line and continuing along said parcel line, N 60° 45' W 119.27 feet;
- 6) Thence S 29° 15' W 75.00 feet;
- 7) Thence along the southwesterly parcel line and its projection N 60° 45' W 300.00 feet to the westerly line of Wilson Avenue;
- 8) Thence, along said westerly line, N 29° 15' E 95.00 feet;
- 9) Thence, along the projected parcel line and the line of NSDA 2002-9, S 60° 45' E 250.00 feet;
- 10) Thence N 68° 49' 30" E 79.14 feet;
- 11) Thence N 29° 15' E 117.00 feet to the point of beginning.

Containing approximately 46,374 square feet.

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



*Dale White*  
12-29-15