

LOCAL AGENCY FORMATION COMMISSION OF MARIN COUNTY

RESOLUTION NO. 79-21

RESOLUTION MAKING DETERMINATIONS AND APPROVING ANNEXATION
WITH WAIVER OF NOTICE, HEARING, AND ELECTION
TO THE NOVATO SANITARY DISTRICT

VINEYARD ROAD ANNEXATION 1979-3

WHEREAS, a proposal for the annexation of certain territory to the Novato Sanitary District, in the County of Marin, has been filed with the Executive Officer of this Commission; and,

WHEREAS, said proposal was made in the form of Resolution No. 1755, a resolution of application adopted by the Board of Directors of the Novato Sanitary District, and requesting the initiation of annexation proceedings pursuant to the District Reorganization Act of 1965, Division 1 (commencing with Section 56000) of Title 6 of the Government Code; and,

WHEREAS, said resolution of application was accompanied by written consent signed by all owners of land within the territory proposed to be annexed; and,

WHEREAS, pursuant to Government Code Section 56261, when a resolution of application is accompanied by written consent of all owners of land within the territory proposed to be annexed, this Commission may make determinations with respect to said annexation without notice and hearing.

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

Section 1. Subject to the terms and conditions hereinafter specified, the proposal made by Resolution No. 1755, adopted by the Board of Directors of the Novato Sanitary District, is approved.

Section 2. The boundaries of the territory proposed to be annexed shall be those set forth in Exhibit A, attached hereto and incorporated herein; and, said territory shall be designated as the "Vineyard Road Annexation 1979-3" and is found to be uninhabited.

Section 3. Any resolution ordering the annexation approved by this resolution shall provide that such annexation is ordered subject to the following terms and conditions:

- A. All terms and conditions specified in the resolution of application #1755.
- B. That the division of AP No.'s 125-140-47 and 48 shall be in conformance with the County approved master development plan pursuant to Section 56470(h) of the California Government Code.
- C. That all affected property owners shall enter into a binding agreement with the City of Novato and LAFCO wherein annexation to the City will

not be opposed by said property owners when initiated by the City Council. Terms of said agreement are as specified in Exhibit B, attached hereto and incorporated herein.

Section 4. The Novato Sanitary District is designated as the conducting district for further proceedings and the Board of Directors of said District is hereby directed to initiate proceedings in compliance with this resolution, and is authorized to take further proceedings upon said annexation in compliance with applicable provisions of State law.

Section 5. In accordance with applicable provisions contained in the adopted Marin LAFCO Environmental Guidelines and Procedures, LAFCO is the appropriate lead agency, has conducted an initial study, and has issued a Negative Declaration. The Commission has also certified the adequacy of the Marin County approved Final Environmental Impact Report for Verissimo Valle residential master plan.

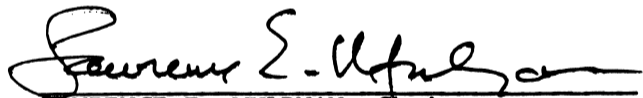
Section 6. The Executive Officer is hereby authorized and directed to mail certified copies of the resolution in the manner prescribed by Section 56272 of the Government Code.

PASSED AND ADOPTED by the Marin County Local Agency Formation Commission on this 13th day of June, 1979, by the following vote:

AYES: Commissioners Rice, Violich, Wilhelm and Mulryan

NOES: None

ABSENT: Commissioners Haehl and U'Ren


LAWRENCE E. MULRYAN, Chairman
Marin Local Agency Formation Commission

ATTEST:


WARREN K. NELSON, Executive Officer

DATE: June 14, 1979

EXHIBIT "A"

NOVATO SANITARY DISTRICT

VINEYARD ROAD ANNEXATION 1979-3

Legal DescriptionAssessor's Parcel Nos. 125-140-47, 125-140-48, ~~125-055-05~~ and ~~125-055-09~~

Beginning at the Southwest corner of Lot 278 of Pleasant Valley Unit Five Subdivision as said Lot and said Subdivision are shown in Book 13 of Maps at Page 40, Marin County Records; thence South 85° East 134.216 feet; thence South 48° East 285.82 feet; thence South $61^{\circ} 37' 28''$ East 145 feet; thence South $79^{\circ} 37' 09''$ East 157 feet; thence East 604 feet; thence North $75^{\circ} 04' 56''$ East 186.83 feet; thence North 84° East 265 feet more or less to an angle point in the City Limit Line of the City of Novato as said Limits exist as of the date of this resolution; thence easterly and southerly along said existing City Limit Line to the most northerly corner of the lands of E. and J. Pizzuti as said lands are described in Book 3328 at Page 240, Official Records, Marin County; thence leaving said existing City Limit Line South 69° West 206 feet; thence South 26° West 455 feet to a point of intersection with the northerly line of the lands shown in Book 14 of Maps at Page 96, Marin County Records; thence South $89^{\circ} 59' 24''$ West 816.18 feet more or less to the northwesterly corner of the lands shown in Book 3 of Maps at Page 54, Marin County Records; thence South $22^{\circ} 57'$ West 855.87 feet; thence North $89^{\circ} 34'$ West 157.836 feet; thence South $23^{\circ} 01'$ West 170 feet; thence South $11^{\circ} 57'$ East 140 feet; thence South $79^{\circ} 36'$ East 190 feet more or less and South $62^{\circ} 06'$ West 352 feet more or less to the most easterly corner of the lands shown in Book 14 of Maps at Page 89, Marin County Records; thence North $27^{\circ} 43'$ West 125.269 feet; thence North $61^{\circ} 24'$ East 321.95 feet; thence North $3^{\circ} 41'$ West 149.982 feet; thence North $61^{\circ} 33'$ West 128.32 feet; thence South $85^{\circ} 10'$ West 77.49 feet; thence South $13^{\circ} 19'$ West 286.66 feet; thence North $71^{\circ} 16'$ West 123.045 feet; thence North $62^{\circ} 55'$ East 56.06 feet; thence North $56^{\circ} 11'$ West 66.78 feet; thence South $81^{\circ} 36'$ West 344.891 feet; thence North $5^{\circ} 80'$ East 143.75 feet; thence North $0^{\circ} 06'$ East 225.92 feet; thence South $81^{\circ} 38'$ West 91.19 feet; thence South $58^{\circ} 91'$ West 100.44 feet; thence South $60^{\circ} 38'$ West 162.79 feet; thence South $51^{\circ} 42'$ West 67.42 feet; thence South $53^{\circ} 49'$ West 70.89 feet; thence North $28^{\circ} 49'$ West 178.86 feet; thence North $88^{\circ} 12'$ West 218.65 feet; thence North $62^{\circ} 31'$ West 329.56 feet; thence North $0^{\circ} 41'$ West 2800 feet more or less and South 85° East 50 feet more or less to the point of beginning.

Containing 203.25 acres, more or less

Assessor's Parcel No. 146-010-85

Beginning at a point on the westerly line of Lot 17 distant thereon South $22^{\circ} 55' 42''$ West 645.99 feet from the most northerly corner of said Lot, as said Lot is shown upon that certain Map entitled "Amended Map No. 1 of Subdivision 'E' of the Novato Ranch, Marin County, California", filed July 6, 1910, in Book 3 of Maps at Page 54, Marin County Records; running thence from said point of beginning and leaving said westerly line of Lot 17 and said Sanitary District boundary South $84^{\circ} 36' 44''$ East 64.04 feet; thence South $63^{\circ} 38' 09''$ East 109.69 feet; thence South $58^{\circ} 25' 05''$ East 55.95 feet; thence South $85^{\circ} 21' 14''$ East 67.65 feet; thence North $51^{\circ} 40' 44''$ East 77.66 feet; thence South $10^{\circ} 24' 36''$ East 157.20 feet to a point on the northerly line of Vineyard Road (40 feet wide) as said Road is shown upon said Map, 3 or 54, running thence along said northerly line of Vineyard Road North $79^{\circ} 35' 24''$ East 30 feet to the southeasterly corner of said Lot 17; thence leaving said northerly line of Vineyard Road and running along the easterly line of said Lot 17 North $10^{\circ} 24' 36''$ West 161.97 feet to a point on said Sanitary District boundary; thence continuing along said easterly line northerly to said most northerly corner of Lot 17; thence continuing along said westerly line of Lot 17 southwesterly 645.99 feet to the point of beginning.