

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION NO. 02-06B

RESOLUTION AMENDING THE SPHERE OF INFLUENCE OF
THE NOVATO SANITARY DISTRICT

WHEREAS, the Marin Local Agency Formation Commission is required to periodically review and update adopted spheres of influence for each city and special district within Marin County under Government Code Section 56425; and

WHEREAS, the Executive Officer has conducted a study of the adopted spheres of influence of local government agencies in the Novato area, prepared a report, including his recommendations thereon, the report having been presented to and considered by this Commission; and

WHEREAS, a public hearing by this Commission was held on the *Novato Area Service Review and Spheres of Influence* and staff's recommendations contained in that report on the date and at the time noticed thereof, and at the hearing this Commission heard and received all oral and written protests, objections and evidence which were made, presented or filed, and all persons present were given an opportunity to hear and be heard with respect to the proposal and the Executive Officer's report.

NOW, THEREFORE, based upon the information contained in the Executive Officer's report, correspondence from affected agencies and information received during the public hearings, the Marin Local Agency Formation Commission **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

Section 1. The sphere of influence of the Novato Sanitary District is hereby amended to include all areas currently within the boundaries of the District and the City of Novato as of the date of this resolution plus unincorporated areas as shown on Attachment 1.

Section 2. The sphere of influence of the Novato Sanitary District shall also include the Black Point/Green Point unincorporated area to allow the City of Novato and County of Marin time for completion of planning studies to more firmly establish land use designation, infrastructure needs, and service demand in that area as also shown on Attachment 1.

Section 3. The statement of determinations required by Government Code Section 56425 are as follows:

The present and planned land uses in the area, including agricultural and open space lands:

Present and planned land uses in the area designated as the sphere of influence of the Novato Sanitary District include low and medium density residential, limited agriculture (permitting residential densities of up to 1.0 units per acre), commercial, industrial and conservation uses. Present and planned land uses within the District's current boundaries are generally similar to adjacent land uses in areas designated as within the sphere of influence of the City of Novato and the Novato Sanitary District. The planned uses in the unincorporated Indian Valley area are expected to require sanitary sewer service according to the adopted Community Plan. The adopted Community Plan for the Black Point/Green Point area does not anticipate extension of sewer service. The Countywide General Plan similarly does not anticipate the extension of sewer service to the Gness Field area.

The Black Point/Green Point and Gness Field areas are included in the sphere of influence of the Novato Sanitary District on an interim basis in order to allow the Commission to respond to environmental health problems known to exist in that area and to allow time for study of service demand and infrastructure needs. Inclusion of the Black Point/Green Point and Gness Field areas in the sphere of influence of the Novato Sanitary District will be reviewed in five years from the date of adoption of the resolution amending the District's sphere of influence.

The present and probable need for public facilities and services in the area:

Areas included in the Novato Sanitary District sphere of influence (other than those areas included on an interim study basis) are either approaching build-out of permitted residential density under current provisions of the County's general plan and zoning ordinance or are already within the incorporated area of the City of Novato. Established densities and the incidence of failure of individual septic systems in these areas indicate demand for sewer service.

The present capacity of public facilities and adequacy of public services which the agency provides or is authorized to provide:

The treatment facilities, trunk lines and sewer mains of the Novato Sanitary District are generally sufficient to provide service to the area within the designated District sphere of influence under the assumptions of City and County General Plans. Some marginal expansion of treatment capacity may be required to serve the area at build-out.

The existence of any social or economic communities of interest in the area if the commission determines they are relevant to the agency:

The Commission has determined that social and economic communities of interest between areas currently within the boundaries of the Novato Sanitary District and the area surrounding its jurisdiction are not relevant to the determination of the District's sphere of influence.

Section 4. Pursuant to Section 15061 of the State CEQA Guidelines, the Commission finds that this amendment of the sphere of influence of the Novato Sanitary District is exempt from the provisions of the California Environmental Quality Act.

Section 5. The Executive Officer is hereby directed to directed to mail copies of this resolution to affected local government agencies in the Novato area.

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on this 12th day of July, 2002, by the following vote:

AYES: Commissioners Blanchfield, Chapman, Rodoni and Rose

NOES: Commissioners Heller, Murray and Slavitz

ABSENT: Commissioner Kress



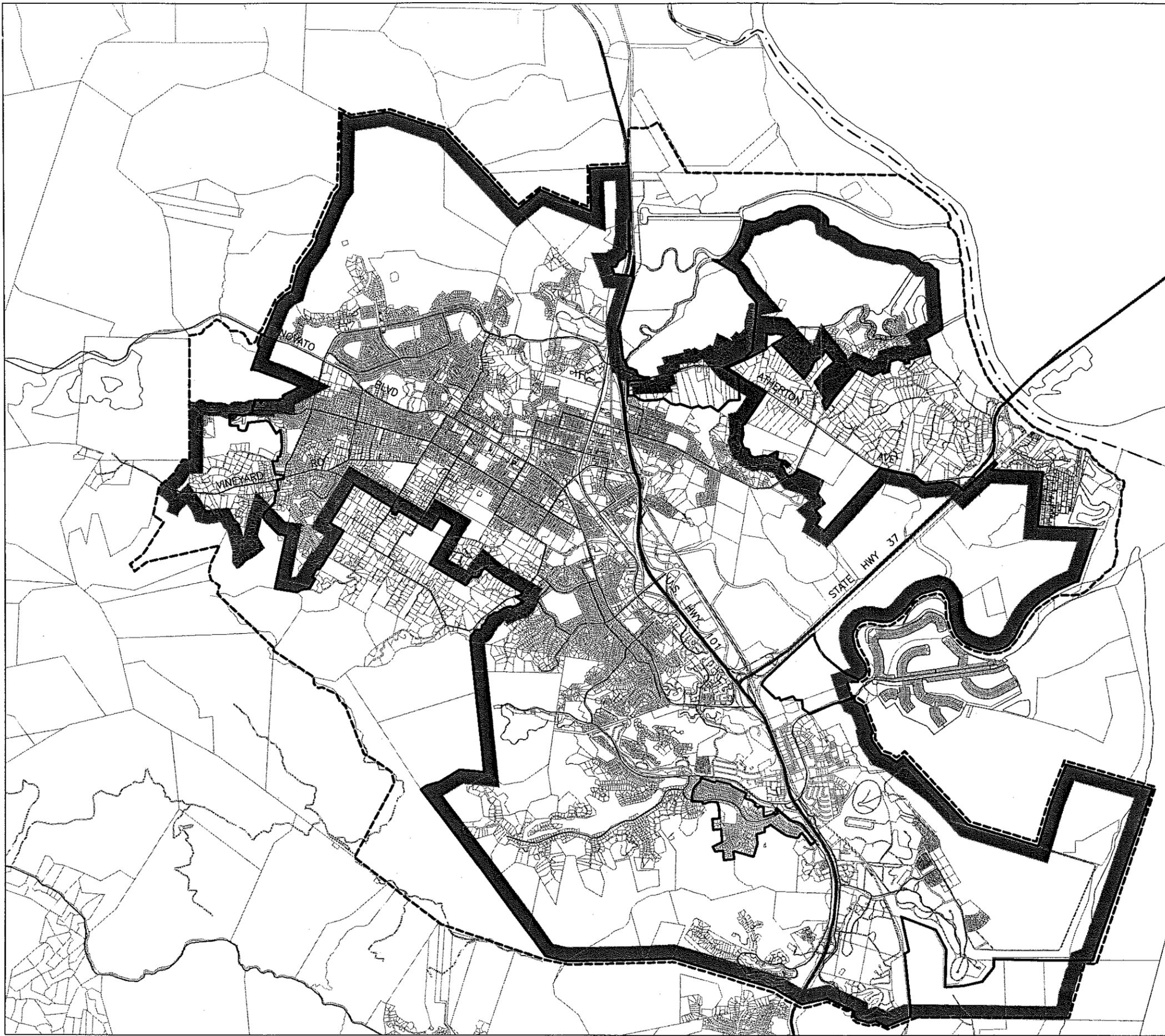
JEFFRY BLANCHFIELD, Chairperson

ATTEST:


PETER V. BANNING, Executive Officer

NOVATO AREA SERVICE REVIEW AND
SPHERE OF INFLUENCE STUDY

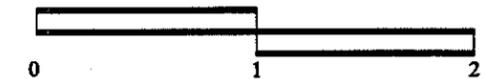
MAP B: RECOMMENDED
SPHERE OF INFLUENCE,
CITY OF NOVATO



LEGEND:

- COUNTY LINE
- CITY / URBAN GROWTH BOUNDARY
- - - 1982 NOVATO SPHERE OF INFLUENCE
- █ RECOMMENDED SPHERE OF INFLUENCE, CITY OF NOVATO

SCALE IN MILES



SCALE: 1" = 4400' Date Printed: February 22, 2002
Prepared by: County of Marin Community Development Agency Mapping