

LOCAL AGENCY FORMATION COMMISSION OF MARIN COUNTY

RESOLUTION NO. 79-11

RESOLUTION MAKING DETERMINATIONS APPROVING ANNEXATION OF
TERRITORY TO THE CITY OF NOVATO
VINEYARD ROAD ISLAND ANNEXATION NO. 3

WHEREAS, the City Council representing the City of Novato adopted a resolution initiating proceedings No. 21-79 and submitted same to the Executive Officer of this Commission; and,

WHEREAS, said resolution proposed annexation of unincorporated island territory to the City of Novato in compliance with state law; and,

WHEREAS, the Executive Officer of this Commission has issued a certificate of filing, accepting said legal documents completed by the City of Novato and,

WHEREAS, legal notice of hearing was published and mailed notice of hearing was provided in accordance with state requirements; and,

WHEREAS, the Marin Local Agency Formation Commission conducted a public hearing, at which time all persons present were given an opportunity to speak and be heard regarding this annexation proposal; and,

WHEREAS, the Commission considered the Executive Officer's report and recommendations.

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

Section 1. The boundaries of the inhabited 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 "Vineyard Road Island Annexation No.3".

Section 2. The Marin Local Agency Formation Commission hereby adopts the following findings of fact: The subject territory contained in this proposal (a) does not exceed 100 acres in area, which area constitutes the entire island; (b) is substantially surrounded by the city; (c) is developed; (d) is not prime agricultural land; and, (e) will benefit from municipal annexation.

Section 3. The Vineyard Road Island Annexation No. 3 is hereby approved.

Section 4. In accordance with applicable provisions contained in the adopted Marin Lafco environmental guidelines and procedures, the City of Novato is the appropriate lead agency, has conducted an initial study incorporating concerns of said Commission, a responsible agency, and has issued a Negative Declaration. Lafco hereby certifies that the Commission has considered said documents.

Section 5. The Marin County Board of Supervisors is hereby determined to be the appropriate conducting authority, to direct complete annexation proceedings, and authorized to proceed.

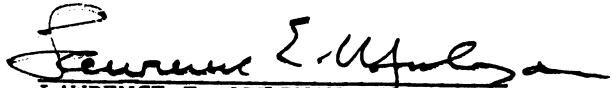
Section 6. The Executive Officer is hereby authorized to mail certified copies of this resolution in the manner and as prescribed by law.

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on this 18th of April, 1979 by the following vote:

AYES: Commissioners Haehl, Mulryan, Roumiguere, Violich and Wilhelm

NOES: None

ABSENT: None



LAWRENCE E. MULRYAN, Chairman
Marin Local Agency Formation Commission

ATTEST:


WARREN K. NELSON, Executive Officer

DATE: April 19, 1979

EXHIBIT "A"

VINEYARD ROAD ISLAND ANNEXATION NO. 3
to the City of Novato

Legal Description

Beginning at the most southerly corner of Lot 23 per "Marin Highlands Unit One Subdivision" recorded in Volume 12 of Record Maps at Page 83, Marin County Records, said corner being on the Novato City Limits line; thence following along said City Limits line, North 60°45'00" West 133.50 feet to the easterly line of Santa Maria Drive; thence along said easterly line of Santa Maria Drive, South 29°15'00" West 225.00 feet; thence crossing said Santa Maria Drive, North 60°45'00" West 60.00 feet to the westerly line of Santa Maria Drive; thence along said westerly line, North 29°15'00" East 3.00 feet; thence leaving said westerly line of Santa Maria Drive, North 60°45'00" West 133.50 feet; thence South 29°15'00" West 100.00 feet; thence South 53°42'31" West 89.71 feet; thence South 89°00'00" West 89.00 feet; thence North 48°00'00" West 199.39 feet; thence North 29°15'00" East 509.78 feet; thence North 68°00'00" West 35.94 feet; thence North 29°15'00" East 120.26 feet to the southerly line of Los Cedros Drive; thence along said southerly line North 60°45'00" West 36.59 feet; thence crossing and leaving said Los Cedros Drive, North 29°15'00" East 135.00 feet; thence North 01°26'24" West 55.08 feet; thence North 18°00'00" West 53.50 feet; thence South 85°00'00" West 47.01 feet; thence South 45°00'00" West 47.00 feet; thence North 53°00'00" West 42.87 feet; thence North 68°00'00" West 68.39 feet; thence North 05°18'28" East 120.00 feet to the northerly line of Vineyard Road; thence along said northerly line of Vineyard Road, North 84°41'00" West 215.27 feet; thence leaving said northerly line of Vineyard Road, North 14°15'00" East 411.58 feet; thence South 75°45'00" East 219.63 feet; thence South 14°15'00" West 38.45 feet; thence South 75°45'00" East 280.09 feet; thence North 14°15'00" East 276.83 feet; thence North 75°45'00" West 37.43 feet; thence North 14°15'00" East 561.34 feet to the southerly line of Oak Knoll Road (Private Street); thence South 75°45'00" East 241.88 feet; thence North 10°22'00" East 20.05 feet; thence South 75°45'00" East 155.84 feet; thence North 09°44'00" (09°44'45") East 301.77 feet; thence South 75°45'00" East 339.56 feet to the westerly line of Eucalyptus Avenue; thence along said westerly line, South 10°22'00" West 321.52 feet; thence leaving said westerly line of Eucalyptus Avenue, North 75°45'00" West 198.12 feet; thence South 10°22'00" West 340.00 feet; thence South 75°45'00" East 228.20 feet to the easterly line of Eucalyptus Avenue; thence along said easterly line South 10°22'00" West 50.00 feet to the northerly line of Vineyard Road; thence leaving said Eucalyptus Avenue and along the northerly line of Vineyard Road, North 89°31'00" East 653.21 feet; thence crossing Vineyard Road, South 09°51'36" West 41.32 feet plus or minus to the southerly line of Vineyard Road; thence along said southerly line, North 89°42'36" East 81.00 feet to the westerly line of Trumbull Avenue; thence leaving said Vineyard Road and along the westerly line of Trumbull Avenue, South 29°15'00" West 280.00 feet more or less; thence leaving said Trumbull Avenue, North 84°10'00" West 30.80 feet; thence South 89°12'00" West 100.00 feet; thence North 81°24'00" West 30.00 feet; thence South 80°29'00" West 40.00 feet; thence North 73°38'00" West 50.00 feet; thence North 67°15'00" West 70.00 feet; thence North 48°34'00" West 79.25 feet; thence North 77°24'00" West 145.00 feet; thence South 45°48'00" West 42.00 feet; thence South 78°00'00" West 65.00 feet to the northerly boundary of Parkwood

Subdivision as recorded in Volume 10 of Record Maps at Page 115, Marin County Records; thence South 60°45'00" East 551.90 feet to the westerly line of Trumbull Avenue; thence along said westerly line, South 29°15'00" West 405.00 feet; thence crossing said Trumbull Avenue, South 27°43'35" East 47.71 feet to the easterly line of Trumbull Avenue; thence leaving said City Limits line and along the easterly line of Trumbull Avenue, South 29°15'00" West 229.00 feet to a point in Mill Road being on the Novato City Limits line; thence along said City Limits line being within Mill Road, North 60°45'00" West 624.04 feet; thence South 29°15'00" West 50.00 feet to the southerly line of Mill Road; thence leaving said Mill Road, South 12°50'56" West 276.24 feet; thence South 29°15'00" West 370.00 feet to the point of beginning.

Said parcel containing 51.90 acres more or less.