

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 23-13

RESOLUTION APPROVING AN ANNEXATION OF 10 FRIENDLY LANE TO NOVATO SANITARY DISTRICT WITH WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS

“Annexation of 10 Friendly Lane (APN 141-101-23) to Novato Sanitary District (LAFCo File #1373)

WHEREAS Nick Paggi, hereinafter referred to as applicant, 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 Commission approval to annex approximately .25 acres of land in incorporated Novato to Novato Sanitary District.

WHEREAS the affected territory represents a developed lot with a single-family residence located at 10 Friendly Lane and identified by the County of Marin Assessor’s Office as APN 141-101-23 (“Property”); and

WHEREAS the Commission’s staff has reviewed the proposal and prepared a report with recommendations; and

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

WHEREAS the Commission considered all the factors required by law under Government Code Section 56668 and 56668.3 and adopted local policies and procedures.

WHEREAS the proposal is for an annexation of territory that is uninhabited, and no affected local agency has submitted a written demand for notice and hearing as provided for in Government Code section 56662(a).

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

Section 1. The boundaries, as set forth in the annexation proposal, are hereby approved as submitted and are as described and depicted in Exhibits “A” and “B” attached hereto and by this reference incorporated herein.

Section 2. The territory includes .25 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Annexation of 10 Friendly Lane (APN 141-101-23) to Novato Sanitary District (LAFCo File #1373)”

Section 3. The proposal is consistent with the adopted sphere of influence of Novato Sanitary District.

Section 4. The Executive Officer is hereby authorized to waive notice and hearing, and protest proceedings and complete the change of organization proceedings.

Section 5. As a condition of approval, that a compliant map and legal description are submitted to LAFCo staff within 1 year of the date of approval of this proposal.

Section 6. As Lead Agency under CEQA for the proposed annexation of APN 141-101-23 to Novato Sanitary District, LAFCo finds that the Project is categorically exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15319(a).

PASSED AND ADOPTED by the Marin Local Agency Formation Commission on June 8, 2023, by the following vote:

AYES: Kious, Coler, Rodoni, Lucan, Hilliard, Burdo, Savel

NOES: _____

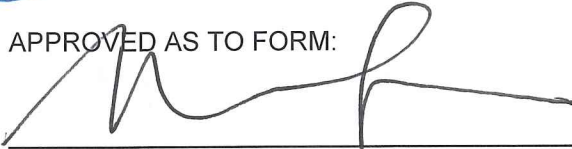
ABSTAIN: _____

ABSENT: Murray


Lew Kious, Chair

ATTEST:

Jason Fried, Executive Officer

APPROVED AS TO FORM:

Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 23-13

- a) Exhibit A – Legal Description
- b) Exhibit B – Map

Annexation of the Lands of Paggi & Osby
to the Novato Sanitation District
LAFCo File No. 1373

All that certain property, situated in the Rancho Novato, in the City of Novato, State of California, as described in that certain Grant Deed to John N. Paggi and Stephanie D. Osby, Trustees of the Paggi-Osby Family Trust, dated November 23, 2021, in Marin County Records document No. 2021-0075261 more particularly described as follows:

Commencing at a point being the southwesterly corner of the Lands of Jennings, recorded in Marin County Recorders' document 2018-021755, said point also being on the existing Novato Sanitation District Line thence:

Along said existing District Line, (1) North 29°11'00" East, 129.60 feet, more or less, to the southwest corner of said Lands of Paggi & Osby being the Point of Beginning;

Thence from said Point of Beginning, leaving the District Line along the line of said Lands of Paggi & Osby, (2) North 29°11'00" East 86.00 feet, (3) North 60°49'00" West 20.00 feet, (4) South 81°19'00" East 118.50 feet to the northeasterly corner of said lands of Paggi & Osby being also an angle point on the existing Novato Sanitation District Line;

Thence southerly, continuing along the line of said lands of Paggi & Osby, also being along said existing District Line, (5) South 29°11'00" West 127.50 feet, more or less;

Thence (6) North 60°49'00" West 91.00 feet, to the Point of Beginning.

Containing 10,129 sq. ft., 0.23 Ac.

This description was prepared by me or under my direct supervision in May 2023.

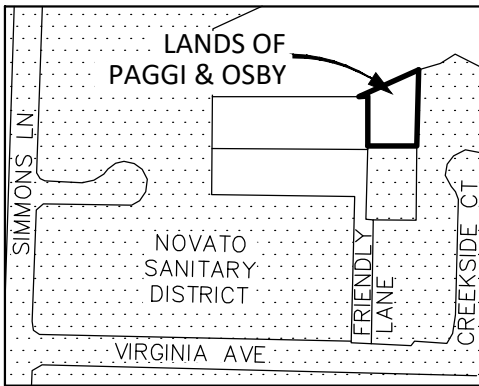
Preliminary

Steven J. Klein, PLS 8155

Date

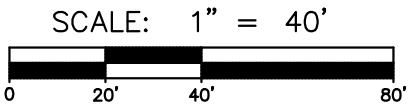
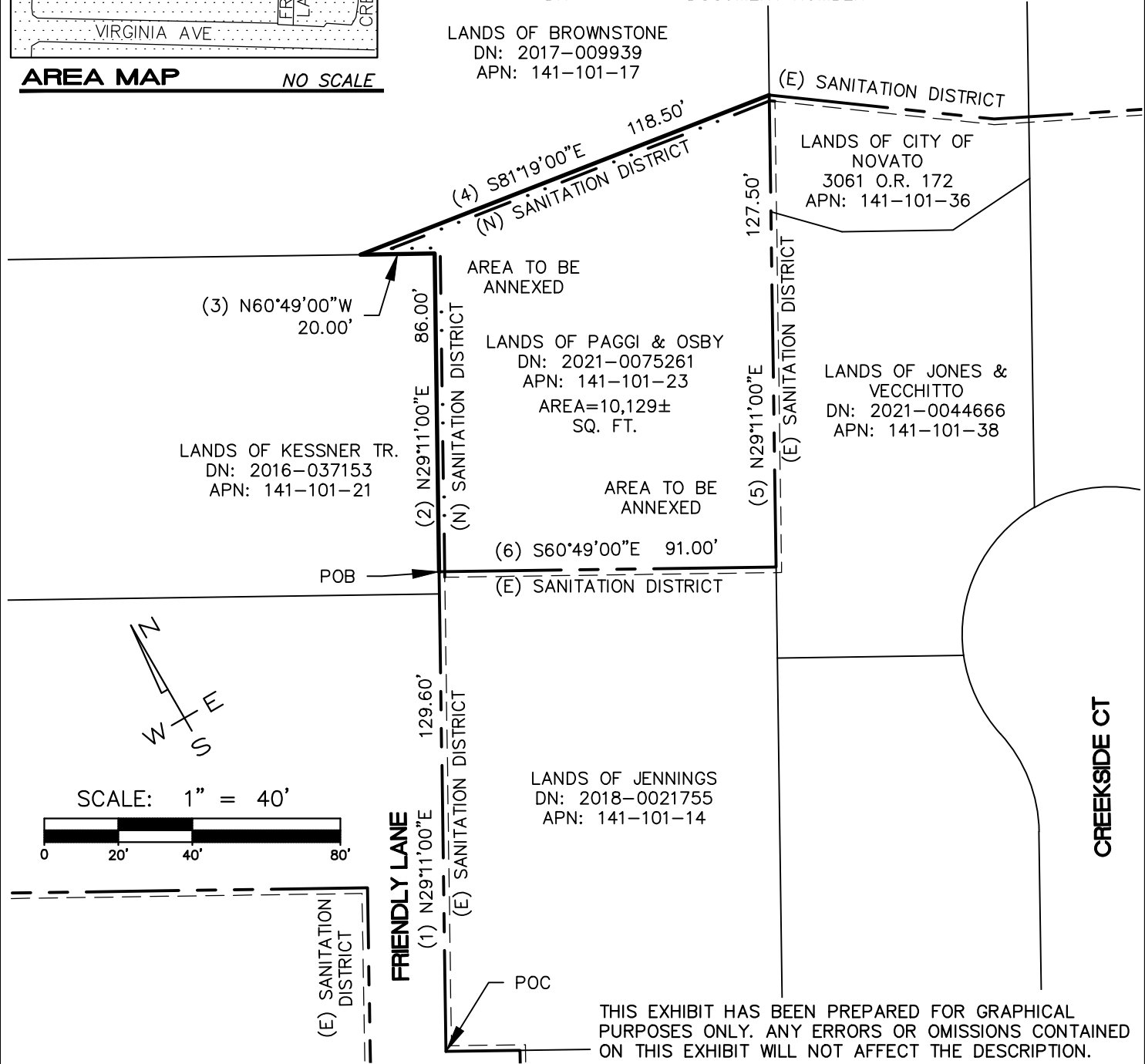
LEGEND

- RECORD SANITATION DIST, BOUNDARY
- NEW SANITATION DIST, BOUNDARY
- RECORD ADJOINING BOUNDARY LINE
- EXISTING AREA WITHIN NOVATO SANITARY DIST.
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- DN DOCUMENT NUMBER



AREA MAP NO SCALE

LANDS OF BROWNSTONE
DN: 2017-009939
APN: 141-101-17



THIS EXHIBIT HAS BEEN PREPARED FOR GRAPHICAL PURPOSES ONLY. ANY ERRORS OR OMISSIONS CONTAINED ON THIS EXHIBIT WILL NOT AFFECT THE DESCRIPTION.

DATE: MAY 2023
JOB NO. 139-23
SHEET 1 of 1

EXHIBIT "B"
NOVATO SANITATION DISTRICT ANNEXATION
 LAFCO FILE NO. 1373
 APN 141-101-23
 10 FRIENDLY LANE
 NOVATO, CALIFORNIA

MUNSELLE CIVIL ENGINEERING

CIVIL ENGINEERING ♦ LAND SURVEYING

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