

LOCAL AGENCY FORMATION COMMISSION OF MARIN COUNTY

RESOLUTION NO. 98-15

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

"Chamberlain Avenue Annexation 1998-1"

WHEREAS, a proposal for the proposed annexation of certain territory to the Novato Sanitary District, in the City of Novato, has been filed with the Executive Officer of this Local Agency Formation Commission pursuant to Title 5, Division 3, commencing with Section 56000 of the Government Code; and

WHEREAS, said proposal was made in the form of Resolution No. 2619, a resolution of application adopted by the Board of the Novato Sanitary District; and

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

WHEREAS, pursuant to Government Code Section 56837, when a resolution of application is accompanied by written consent signed by all owners of land within the Territory proposed to be annexed, this Commission may make determination with respect to said annexation without notice and hearing; and

WHEREAS, the Executive Officer has reviewed the proposal and prepared a report, including a recommendation thereon, the proposal and report having been presented to and considered by this Commission.

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. 2619, adopted by the Novato Sanitary District is approved.

Section 2. The boundaries, as set forth in the proposal, are hereby approved as submitted and are as described in Exhibit "A" and "B" attached hereto and by this reference incorporated herein.

Section 3. The territory includes 4.8 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: "Chamberlain Avenue Annexation 1998-1" to the Novato Sanitary District.

Section 4. The proposal is consistent with the adopted sphere of influence for the Novato Sanitary District.

Section 5. Any resolution authorizing the annexation approved by this resolution shall impose the following terms and conditions:

1. In the event that pursuant to the rules, regulations, resolutions or ordinances of the District, as now or hereafter amended, the District shall require any payment of a fixed or determinable amount of money, either as a lump sum or in installments, for the acquisition, transfer, use or right of use of all or any part of the existing property, real or personal, of the District, such payment will be made to the district in the manner and at the time as provided by the rules, regulations, resolutions or ordinances of the District, as now or hereafter amended.
2. Upon and after the effective date of said annexation, the Territory, all inhabitants within such Territory, and all persons entitled to vote by reason of residing or owning land within the Territory, shall be subject to the jurisdiction of the District; shall have the same rights and duties as if the Territory had been a part of the District upon its original formation; shall be liable for the payment of principal, interest, and any other amounts which shall become due on account of any outstanding or then authorized but thereafter issued bonds, including revenue bonds, or other contracts or obligations of the District; shall be subject to the levying or fixing and collection of any and all taxes, assessments, service charges, rentals or rates as may be necessary to provide for such payment; and shall be subject to all of the rates, rules, regulations, resolutions and ordinances of the District, as now or hereafter amended.

Section 6. The City of Novato, as Lead Agency, approved a Mitigated Negative Declaration for the four (4) unit residential project (Rago Master Plan and Precise Development Plan) underlying the annexation application, and this Commission finds that said Mitigated Negative Declaration meets the CEQA requirements for the proposed annexation application.

Section 7. The Novato Sanitary District is designated as the conducting authority for further proceedings, and the Board of said District is hereby directed to initiate proceedings in compliance with this resolution and is authorized to proceed without notice, or election, pursuant to Government Code Section 56837.

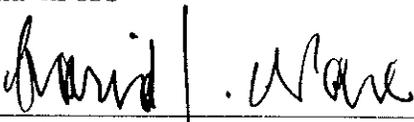
Section 8. The Executive Officer is hereby authorized and directed to mail certified copies of the resolution in the manner prescribed by Section 56853 of the Government Code.

PASSED AND ADOPTED by the Marin County Local Agency Formation Commission on this 3<sup>rd</sup> day of September, 1998 by the following vote:

AYES: Commissioners Chapman, Heller, Hennessy, Moore, Rubin and Ware

NOES: None

ABSENT: Commissioners Blanchfield and Kress

  
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David J. Ware, Chairperson

ATTEST:

  
\_\_\_\_\_  
Dory Adams, Secretary

March 5, 1998  
Revised July 27, 1998

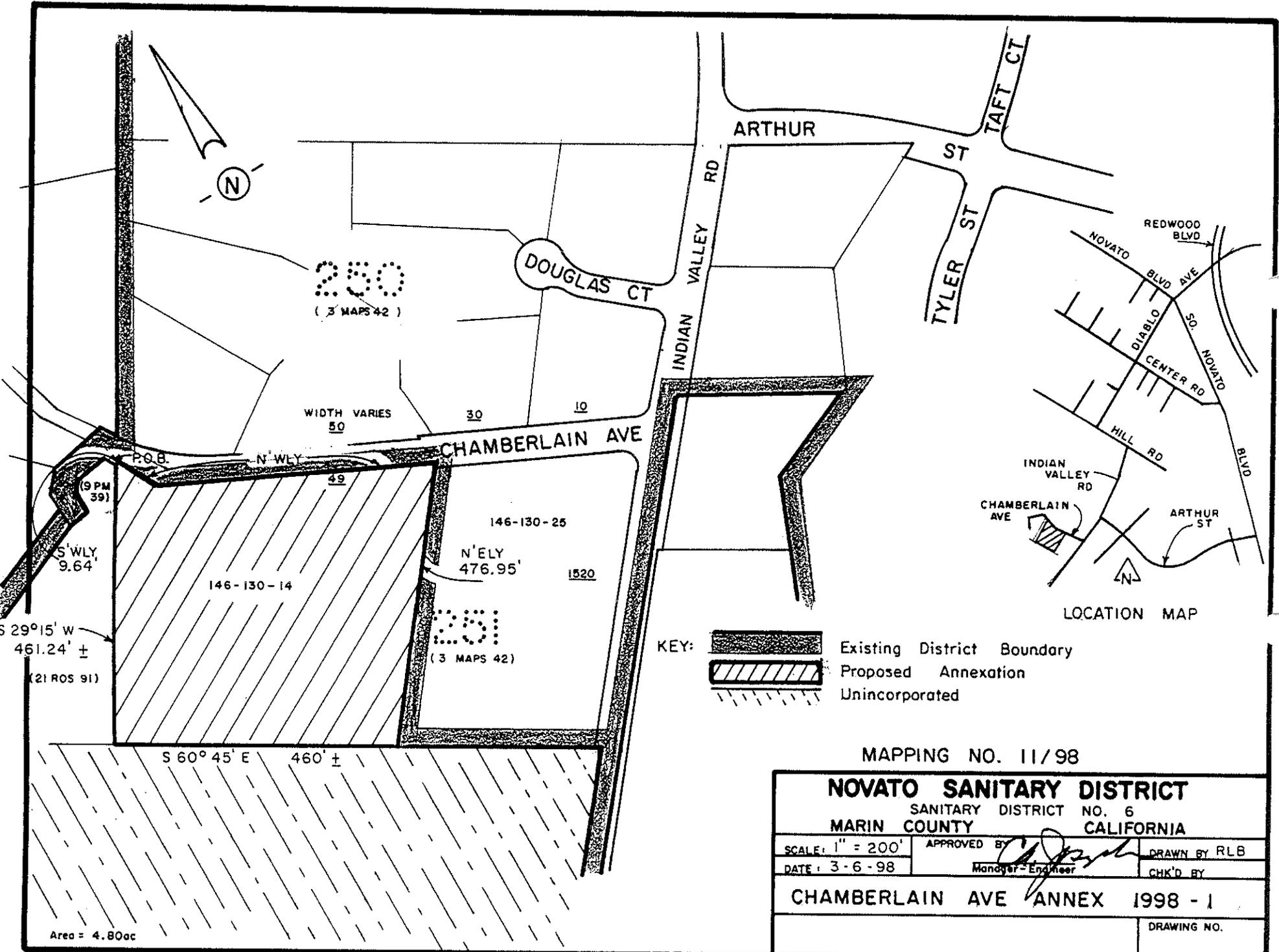
NOVATO SANITARY DISTRICT

CHAMBERLAIN AVENUE ANNEX 1998-1

Exhibit "A"  
Mapping No. 11/98

BEGINNING AT A POINT on the existing boundary of Novato Sanitary District, said point being on the southerly line of Chamberlain Avenue at its intersection with the northwesterly line of Lot 251, as said Avenue and Lot are shown upon that certain map entitled "Map of Subdivision 'D' of the Novato Ranch, Marin County, California", filed March 12, 1910 in Liber 3 of Maps at Page 42, Marin County Records; running thence along said northwesterly line of Lot 251 and along said Sanitary District boundary Southwesterly 9.64 feet; thence leaving said Sanitary District boundary and continuing along said northwesterly line of Lot 251 South 29°15' West 461.24 feet, more or less, to the most westerly corner of said Lot 251; thence along the southwesterly line of said Lot 251 South 60°45' East 460 feet, more or less, to a point on said Sanitary District boundary; thence leaving said southwesterly line of Lot 251 and running along said Sanitary District boundary Northeasterly 476.95 feet to a point on said Chamberlain Avenue (3 OR 42); running thence along said Chamberlain Avenue northwesterly to the point of beginning.

Containing 4.80 acres, more or less.



230  
(3 MAPS 42)

WIDTH VARIES  
50

30

10

CHAMBERLAIN AVE

P.O.B.

N' WLY

49

146-130-25

N' ELY  
476.95'

1520

146-130-14

251  
(3 MAPS 42)

S' WLY  
9.64'

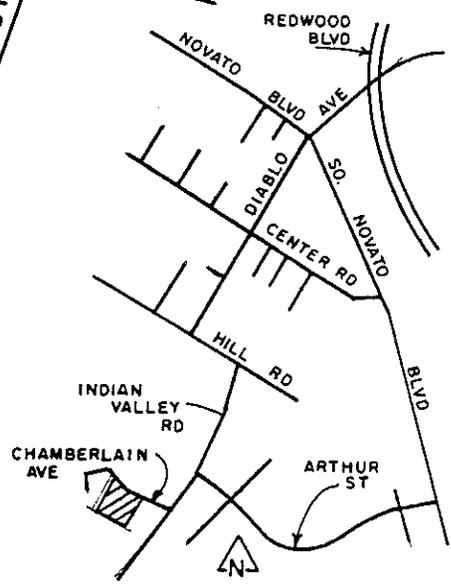
S 29°15' W  
461.24' ±

(21 ROS 91)

S 60°45' E 460' ±

KEY:

- Existing District Boundary
- Proposed Annexation
- Unincorporated



LOCATION MAP

MAPPING NO. 11/98

<b>NOVATO SANITARY DISTRICT</b>		
SANITARY DISTRICT NO. 6		
MARIN COUNTY		CALIFORNIA
SCALE: 1" = 200'	APPROVED BY	DRAWN BY RLB
DATE: 3-6-98	Manager-Engineer	CHK'D BY
<b>CHAMBERLAIN AVE ANNEX 1998 - 1</b>		
		DRAWING NO.

Area = 4.80ac