

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 24-03

**RESOLUTION APPROVING AN ANNEXATION OF 2 HANSEN RD., NOVATO TO NOVATO
SANITARY DISTRICT WITH WAIVER OF NOTICE, HEARING, AND PROTEST PROCEEDINGS**

“Annexation of 2 Hansen Rd. (146-061-14) into Novato Sanitary District. (LAFCo File #1384)”

WHEREAS Annie Ernst owns 2 Hansen Rd., Novato (APN 146-061-14) (“Property”) and 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 the Property, which is approximately .403 acres of incorporated land to Novato Sanitary District; 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 proposal for the annexation, 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 Property includes .403 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Annexation of 2 Hansen Rd., Novato (146-061-14) into Novato Sanitary District. (LAFCo File #1384) with Waiver of Notice”

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

Section 4. The Executive Officer is hereby authorized to waive notice and hearing, protest proceedings, and complete reorganization proceedings.

Section 5. As the Lead Agency under CEQA for the proposed annexation of APN 146-061-14 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 August 8, 2024, by the following vote:

AYES: Commissioners Coler, Kious, Murray, Chu, Moulton-Peters and Lucan

NOES: _____

ABSTAIN: _____

ABSENT: Commissioner Burdo

barbara coler
Barbara Coler, Chair

ATTEST:

Jason Fried
Jason Fried, Executive Officer

APPROVED AS TO FORM:

Malathy Subramanian
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 24-03

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

REV: 07/22/24
DATE: 06/27/24
FILE: 2400145

**EXHIBIT A
LEGAL DESCRIPTION
LAFCO FILE # 1384
ANNEXATION TO NOVATO SANITARY DISTRICT**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE CITY OF NOVATO, COUNTY OF MARIN, STATE OF CALIFORNIA, BEING AN ANNEXATION OF THE LANDS OF ERNST (2 HANSEN ROAD) TO THE NOVATO SANITARY DISTRICT, SAID LANDS BEING A PORTION OF RANCHO NOVATO AS DESCRIBED IN DOCUMENT NUMBER 1987-33184 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHERLY CORNER OF SAID LANDS OF ERNST AND BOUNDARY CORNER OF THE NOVATO SANITARY DISTRICT, SAID CORNER ALSO BEING A POINT ON THE EXISTING NOVATO SANITARY DISTRICT BOUNDARY LINE;

1. THENCE LEAVING SAID CORNER ALONG THE NORTHEASTERLY LINE OF SAID LANDS AND ALONG THE EXISTING BOUNDARY LINE OF THE NOVATO SANITARY DISTRICT, SOUTH 60°45'00" EAST, A DISTANCE OF 149.50 FEET TO THE EASTERLY CORNER OF SAID LANDS;
2. THENCE LEAVING SAID CORNER, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, SOUTH 29°15'00" WEST, A DISTANCE OF 117.50 FEET TO THE SOUTHERLY CORNER OF SAID LANDS AND TO A POINT ON THE EXISTING BOUNDARY LINE OF THE NOVATO SANITARY DISTRICT;
3. THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LANDS, NORTH 60°45'00" WEST, A DISTANCE OF 149.50 FEET TO THE WESTERLY CORNER OF SAID LANDS AND THE BOUNDARY CORNER OF THE NOVATO SANITARY DISTRICT;
4. THENCE LEAVING SAID LINE, NORTH 29°15'00" EAST, A DISTANCE OF 117.50 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING 0.40 ACRES MORE OR LESS

SEE EXHIBIT B ATTACHED AND MADE A PART HEREOF

PREPARED BY:
CSW/STUBER-STROEH ENGINEERING GROUP, INC.


JOSH WOELBING, PLS 9387





Graphic Scale (in feet)



1 inch = 40 ft.

SITE FALLS WITHIN RANCHO NOVATO.
PROJECTED TOWNSHIP 3 NORTH, RANGE 7
WEST, SECTION 14, MOUNT DIABLO MERIDIAN

LANDS OF FILANOSKY
5 HANSEN ROAD, NOVATO, CA 94947
APN: 146-061-13

LANDS OF BANKS AND HILL
9 HANSEN ROAD, NOVATO, CA 94947
APN: 146-061-12

WILSON ROAD
(R/W VARIES)

EXISTING SANITARY DISTRICT
BOUNDARY

(1) S60°45'00"E 149.50'

POINT OF BEGINNING

HANSEN ROAD
(40' R/W)

(4) N29°15'00"E 117.50'

NEW LOCATION OF
NOVATO SANITARY DISTRICT
BOUNDARY

LANDS OF ERNST
2 HANSEN ROAD, NOVATO, CA 94947
APN: 146-061-14
DN: 1987-33184

LANDS OF RODRIGUEZ
10 HANSEN ROAD, NOVATO, CA 94947
APN: 146-061-15

3RM39

(2) S29°15'00"W 117.50'

(3) N60°45'00"W 149.50'

EXISTING SANITARY DISTRICT
BOUNDARY

ANNEXATION AREA
TOTAL AREA: 0.40±AC.

CSW | ST2

CSW/Stuber-Stroeh Engineering Group, Inc.

Civil & Structural Engineers | Surveying & Mapping | Environmental Planning
Land Planning | Construction Management

504 Redwood Blvd, Suite 310
Novato, CA 94947

tel: 415.883.9850
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<http://www.cswst2.com>

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Rev. -

Date: 07/22/24

Job No. 2400145

Scale: 1" = 40'

EXHIBIT B - LAFCO - _____

ANNEXATION TO NOVATO SANITARY DISTRICT

PLAT TO ACCOMPANY LEGAL

NOVATO

MARIN

CALIFORNIA

Signature: *mfa*
Malathy Subramanian (Aug 13, 2024 15:22 PDT)

Email: malathy.subramanian@bbklaw.com

Signature: *jfried*

Email: jfried@marinlafco.org

Signature: *Barbara Coler*
Barbara Coler (Aug 13, 2024 15:38 PDT)

Email: bcoler@townoffairfax.org














Resolution 24-03 (2 Hansen Rd.)


Final Audit Report

2024-08-13

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