#### 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:

ES:	
STAIN	

barbara coler Barbara Coler, Chair

ATTEST:

Jason Fried

Jason Fried, Executive Officer

Malathy Subramanian

APPROVED AS TO FORM:

Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 24-03

a) Exhibit A – Legal Descriptionb) 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 PARTICUARLY 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;
- 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;
- 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;
- THENCE LEAVING SAID LINE, NORTH 29°15'00" EAST, A DISTANCE OF 117.50 FEET TO THE POINT OF BEGINNING.

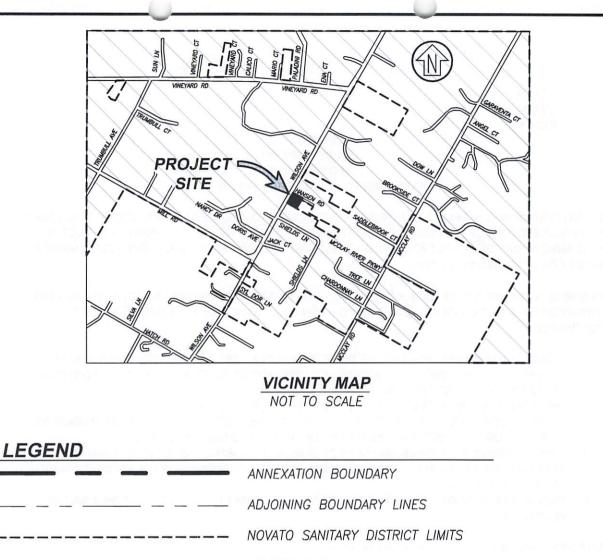
SAID PARCEL CONTAINING 0.40 ACRES MORE OR LESS

SEE EXHIBIT B ATTACHED AND MADE A PART HEREOF

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

JOSH WOELBING, PLS 9387





CENTER LINE

APN: 146-061-14 (ANNEXATION HATCH)

NOVATO SANITARY DISTRICT HATCH

(#) COURSE NUMBER

JOSH WOELBING, P.L.S. 9387

7/22/24 DATE



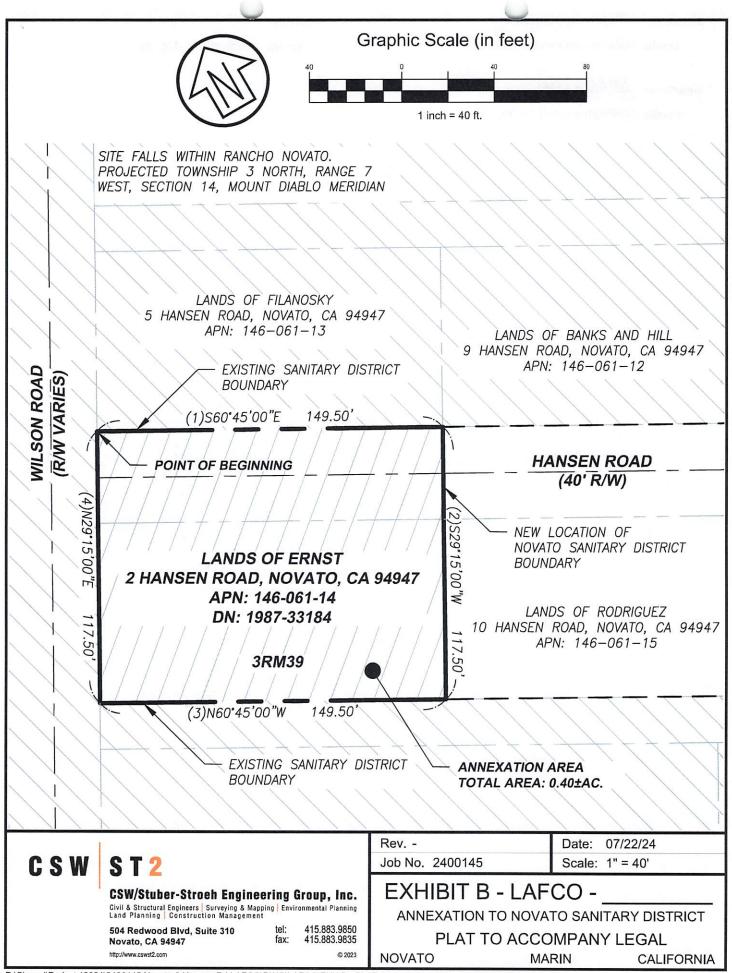
MARIN

CALIFORNIA

Rev. -Date: 07/22/24 CSW/Stuber-Stroeh Engineering Group, Inc. Job No. 2400145 Scale: -Civil & Structural Engineers | Surveying & Mapping | Environmental Planning Land Planning | Construction Management EXHIBIT B LAFCO - 1384 415.883.9850 504 Redwood Blvd, Suite 310 tel: ANNEXATION TO NOVATO SANITARY DISTRICT 415.883.9835 fax: Novato, CA 94947 PLAT TO ACCOMPANY LEGAL © 2023 http://www.cswst2.com

NOVATO

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Signature: Malathy Subr



Signature:

Email: malathy.subramanian@bbklaw.com

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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