

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 23-15

RESOLUTION APPROVING AN ANNEXATION OF 45 STIRRUP LANE, NOVATO TO NOVATO SANITARY DISTRICT WITH WAIVER OF NOTICE, HEARING AND PROTEST PROCEEDINGS

“Annexation of 45 Stirrup Lane, Novato (APN 146-020-11) to Novato Sanitary District (LAFCo File #1374)”

WHEREAS Kevin and Mary Needham, hereinafter referred to as “Property Owners,” have 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 .57 acres of unincorporated land to Novato Sanitary District; and

WHEREAS the affected territory represents an entire lot developed with an existing single-family residence located at 45 Stirrup Lane and identified by the County of Marin Assessor’s Office as 146-020-11 (“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 as provided for in the staff report and oral and written testimony.

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 **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

Section 1. Approve the proposed annexation of 45 Stirrup Ln., Novato (APN 146-020-11) to Novato Sanitary District (File #1374) as shown and with the boundaries as depicted and described in Exhibits “A” and “B” attached hereto and incorporated herein by reference.

Section 2. The territory includes .57 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Annexation of 45 Stirrup Lane, Novato (APN 146-020-11) to Novato Sanitary District (LAFCo File #1374).”

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 Lead Agency under CEQA for the proposed annexation of APN 146-020-11 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 December 14, 2023 by the following vote:

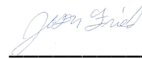
AYES: Coler, Chu, Kious, Murray, Burke, Rodoni

NOES: _____

ABSTAIN: _____

ABSENT: Lucan

ATTEST:




Jason Fried, Executive Officer



Barbara Coler, Chair

APPROVED AS TO FORM:



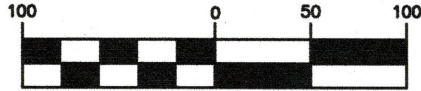
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution 23-15

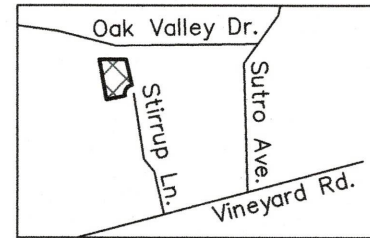
- a) Exhibit A – Map
- b) Exhibit B – Legal Description

All distances shown are in feet and decimals thereof.

GRAPHIC SCALE



(IN FEET)



NOT TO SCALE

VICINITY MAP

LEGEND

- Existing Sanitary District Boundary
- Area of Proposed Annexation
- City of Novato Corporate Limits
- X RM Y Record Map filed in Book X of Maps at Page Y

COURSE TABLE

Course	Line/Chord Bearing	Line/Chord Length	Radius
①	S12°24'36"E	132.92'	
②	S32°35'24"W	63.64'	45.00'
③	N77°35'24"E	95.99'	
④	S10°24'36"E	207.46'	
⑤	S89°59'24"W	136.94'	

EXHIBIT "A"
PLAT OF THE
NEEDHAM ANNEXATION
 TO THE
NOVATO SANITARY DISTRICT
LAFCO FILE NO. 1374
 (ptn. Rancho Nicasio, Halleck patent)
 NOVATO

MARIN COUNTY CALIFORNIA
 SCALE: 1" = 100' SEPTEMBER, 2023
L.A. Stevens & Associates, Inc.
 Professional Land Surveyors * (415) 382-7713
 7 Commercial Blvd., Suite 1 * Novato, CA 94949

OAK VALLEY DR
 (40' R/W)

Lot 43
 20 RM 2

Southerly Line of Annex. 1964-6

POINT OF BEGINNING

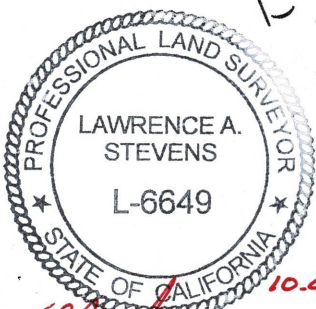
Area: 0.57 acre

UNINCORPORATED AREA CITY OF NOVATO

RM VILLAR (40' R/W)

RM

STIRRUP LN
 (40' R/W)



Lawrence A. Stevens, PLS 6649
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Job #232320

Exhibit "B"

Needham Annexation Novato Sanitary District LAFCo File No. 1374

All that certain real property situated in the County of Marin, State of California, being a portion of that section of the Rancho Nicasio patented to Henry W. Halleck, and being particularly described as follows:

BEGINNING at a point on the existing boundary of the Novato Sanitary District, which point lies on the southerly boundary of the tract annexed to said district under Marin County Local Agency Formation Commission (LAFCo) proceedings known as the Mae Sanchez Annexation 1964-6 (LAFCo File 32), where said southerly boundary is intersected by the northerly extension of the centerline of Stirrup Lane, as shown on the Map of Tally-Ho Estates filed on November 18, 1956 in Book 12 of Maps at Page 44; thence, leaving said sanitary district boundary,

1. South 12° 24' 36" East 132.92 feet along said centerline extension to a point on the cul-de-sac at the terminus of said Stirrup Lane; thence southwesterly along said cul-de-sac
2. 70.69 feet along a curve of radius 45.00 feet concave southeasterly, whose center bears South 12° 24' 36" East and whose chord bears South 32° 35' 24" West 63.64 feet, through a central angle of 90° 00' 00" to the northeasterly corner of Lot 3 of said Tally-Ho Estates and the northeasterly corner of the parcel annexed to the Novato Sanitary District under LAFCo proceedings known as the Stirrup Lane Annexation 1991-3 (LAFCo File 1059); thence
3. South 77° 35' 24" West 95.99 feet along the northerly line of said Lot 3 and of said Stirrup Lane Annexation to the easterly line of Lot 19 as shown on the Amended Map No. 1 of Subdivision E of the Novato Ranch, filed on July 6, 1910 in Book 3 of Maps at Page 54, being the easterly line of the tract annexed to the Novato Sanitary District under LAFCo proceedings known as the Vineyard Road Annexation 1971-3 (LAFCo File 425); thence
4. North 10° 24' 36" West 207.46 feet along said easterly line to the southerly line of the aforementioned Mae Sanchez Annexation; thence
5. North 89° 59' 24" East 136.94 feet along said southerly line to the **POINT OF BEGINNING**.

BEING Lot 4 as shown on said Map of Tally-Ho Estates.

CONTAINING 0.57 acre, more or less.


Lawrence A. Stevens, PLS 6649



10-4-2023












Item 6 - 1374 Res. 23-15


Final Audit Report

2023-12-20


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