

**MARIN LOCAL AGENCY FORMATION COMMISSION**

RESOLUTION 21-15

**RESOLUTION APPROVING AN ANNEXATION OF 2090 VINEYARD ROAD TO NOVATO SANITARY DISTRICT WITH WAIVER OF NOTICE, HEARING AND PROTEST PROCEEDINGS**

“Annexation of 2090 Vineyard Road (APN 132-291-32) to Novato Sanitary District (LAFCo File No. 1357)”

**WHEREAS** Janet Sternberger, hereinafter referred to as “Property Owner,” 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 .40 acres of incorporated land to Novato Sanitary District; and

**WHEREAS** the affected territory represents an entire lot developed with an existing single-family residence located at 2090 Vineyard Road and identified by the County of Marin Assessor’s Office as APN 132-291-32 (“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 **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

Section 1. The boundaries, as set forth in the 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.

1. Approve the proposed annexation of 2090 Vineyard Road (APN 132-291-32) to the Novato District (File #1357) as shown and described on Exhibits “A” and “B”.

Section 2. The territory includes .40 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Annexation of 2090 Vineyard Road (APN 132-291-32) Novato Sanitary District (LAFCo File No. 1357)”.

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

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

Section 5. As Lead Agency under CEQA for the proposed annexation of APN: 132-291-32 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 12, 2021 by the following vote:

AYES: McEntee, Kious, Rodoni, Coler, Murray, Savel

NOES: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

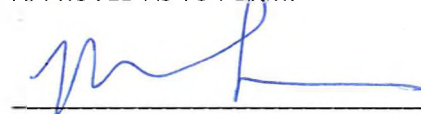


Sashi McEntee, Chair

ATTEST:

  
\_\_\_\_\_  
Jason Fried, Executive Officer

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 21-15

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



# RAY CARLSON

AND ASSOCIATES, INC.

Mapping for a Better World

Annexation NO. 2021-

Annexation to Novato Sanitation District

Description

All that certain real property, situate in the County of Marin, described as follows:

Beginning at the southwest corner of Lands of Sternberger as described in document no 2011-023490 recorded May 10, 2011 in Marin County Records, being APN 132-291-32 also being on the existing boundary line of Novato Sanitation District; thence along the existing district boundary line North 09 degrees 52 minutes East, 150.00 feet; thence South 80 degrees 07 minutes 24 seconds East 124.609 feet to the east boundary line of the said Sternberger lands; thence leaving the district boundary line South 09 degrees 52 minutes West, 127.67 feet to the north right of way line of Vineyard Road; thence along the said right of way line South 89 degrees 43 minutes West, 126.59 feet to the point of beginning.

This description is based on that Record of Survey filed in Book 4 of Surveys, at page 10 of Marin County Records.

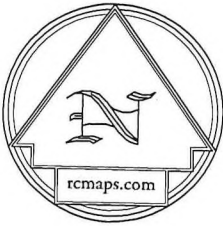
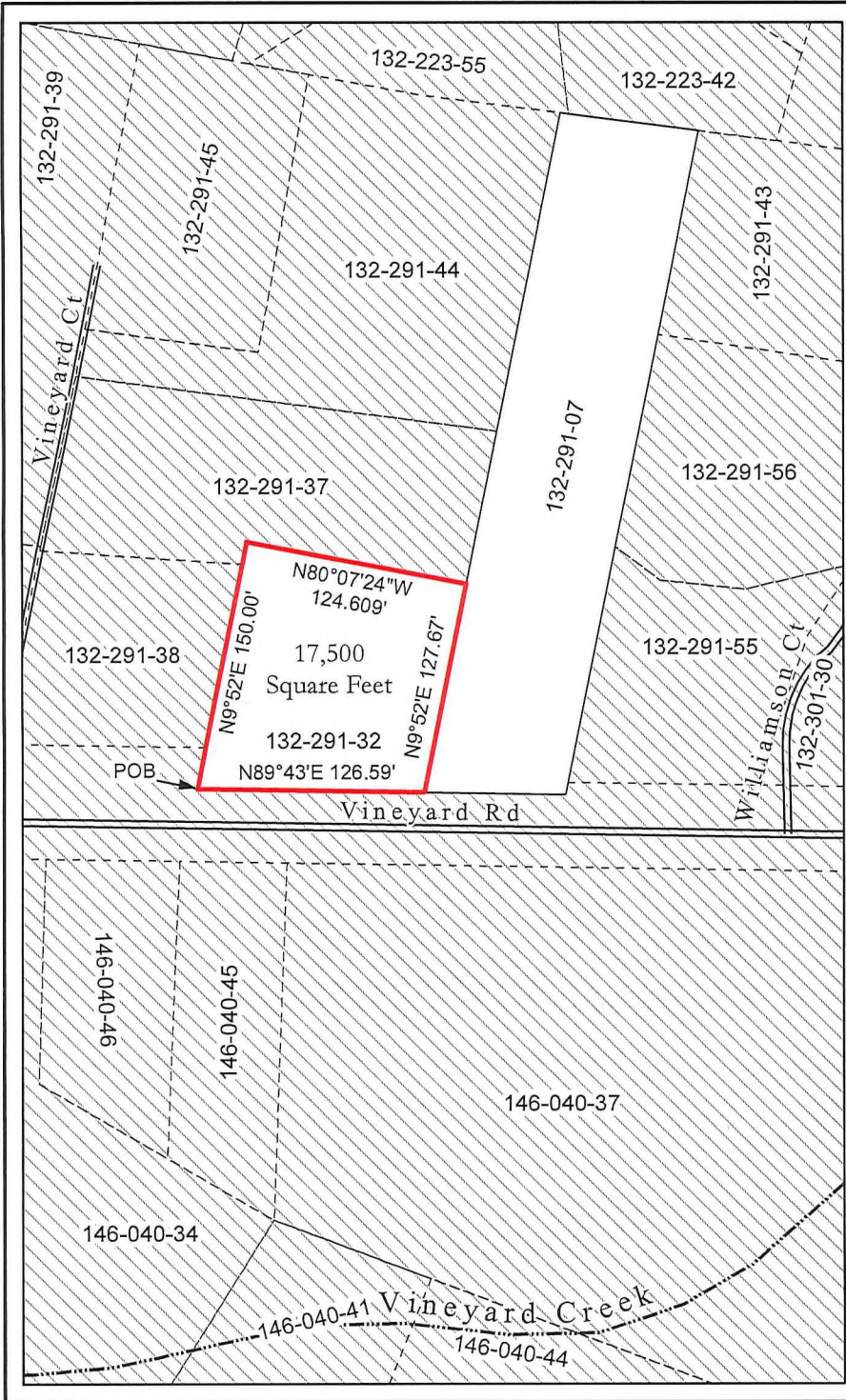
Containing 17500 square feet more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

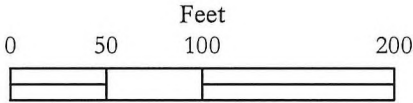
APN 132-291-32  
March 24, 2021  
Job 2021-042



Exhibit "B"



1 inch = 100 feet



**Primary Layers**

POB Point of Beginning

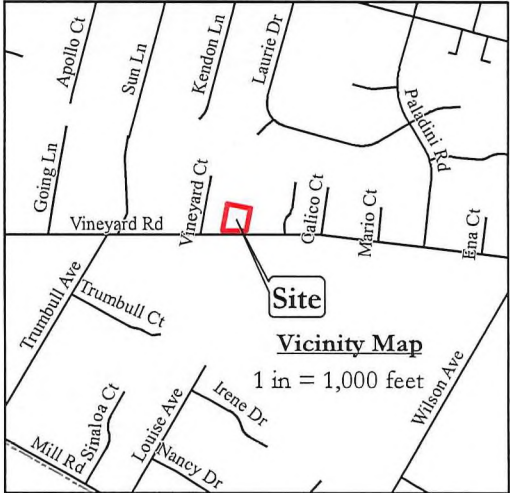
Parcel To Annex

Adjoiner AP

Streams

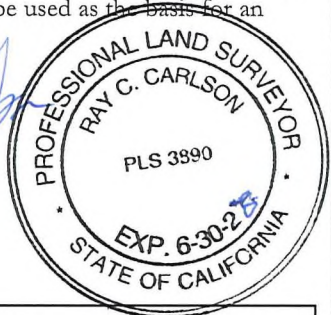
Roads

Novato Sanitary District



For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an

*Ray Carlson*



**Lands of Sternberger  
Annexation 2021-**

BEING A PORTION OF THE RANCHO NOVATO  
CONTAINING 17,500 SQUARE FEET, MORE OR LESS



**RAY CARLSON**  
AND ASSOCIATES, INC.

Mapping for a Better World™

RCMAPS.COM • 707-528-7649

APN 132-291-32 ©May 13, 2021 JOB NO. 2021-042 Sternberger