

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 21-14

RESOLUTION APPROVING AN ANNEXATION OF 105 ROBLAR DRIVE TO NOVATO SANITARY DISTRICT WITH WAIVER OF NOTICE, HEARING AND PROTEST PROCEEDINGS

“Annexation of 105 Roblar Road (APN 157-400-14) to Novato Sanitary District (LAFCo File No. 1356)”

WHEREAS Sonoma Marin Area Rail Transit (SMART), hereinafter referred to as “Applicant,” 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 .820 acres of incorporated land to Novato Sanitary District; and

WHEREAS the affected territory represents an entire lot developed for equipment storage and crew break facilities, located at 105 Roblar Drive and identified by the County of Marin Assessor’s Office as 157-400-14 (“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 105 Roblar Drive (APN 157-400-14) to the Novato Sanitary District (File #1356) as shown and described on Exhibits “A” and “B”.

Section 2. The territory includes .820 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Annexation of 105 Roblar Drive (APN 157-400-14) to Novato Sanitary District (LAFCo File No. 1356)”.

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 Responsible Agency under CEQA for the proposed annexation of APN: 157-400-14 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 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. 21-14

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

Exhibit 'A'

Annexation of APN 157-400-14
into Novato Sanitation District
LAFCo File No. 2021-1356 Legal Description

All that certain real property, situated in a portion of the Rancho San Jose, City of Novato, County of Marin, State of California, more particularly described as follows:

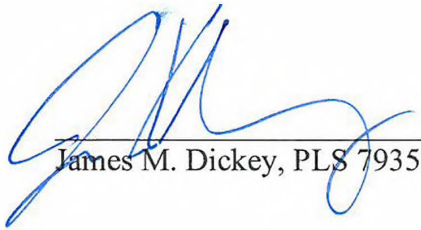
BEGINNING at an angle point on the lands of the Sonoma Marin Area Rail Transit District boundary as described in Parcel 43 of Document Number 2006-0018841 of Official Records, Marin County Records; thence North 50° 08' 29" East, 20.00 feet, thence on a non-tangent curve to the right from a tangent that bears South 39° 51' 31" East; along a curve to the right with a radius of 3774.52 feet, through an angle of 0° 36' 10", an arc length of 39.71 feet; thence North 7° 36' 14" East, 81.25 feet; thence South 50° 50' 45" East, 352.85 feet; thence South 39° 09' 15" West 139.66 feet; thence on a non-tangent curve to the right from a tangent that bears South 44° 03' 57" East, along a curve to the right with a radius of 3794.51 feet, through an angle of 4° 12' 25", an arc length of 278.61 feet to the POINT OF BEGINNING.

Containing 0.82 acres, more or less.

END OF DESCRIPTION

Being APN 157-400-14

Prepared by Cinquini & Passarino, Inc.


James M. Dickey, PLS 7935



7/18/2021
Date

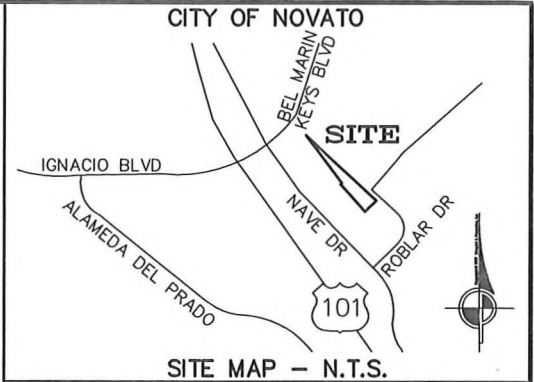
EXHIBIT 'B'

THIS DIAGRAM IS FOR GRAPHIC PURPOSES ONLY. ANY ERRORS OR OMISSIONS SHALL NOT AFFECT THE LEGAL DESCRIPTION.

BASIS OF BEARINGS

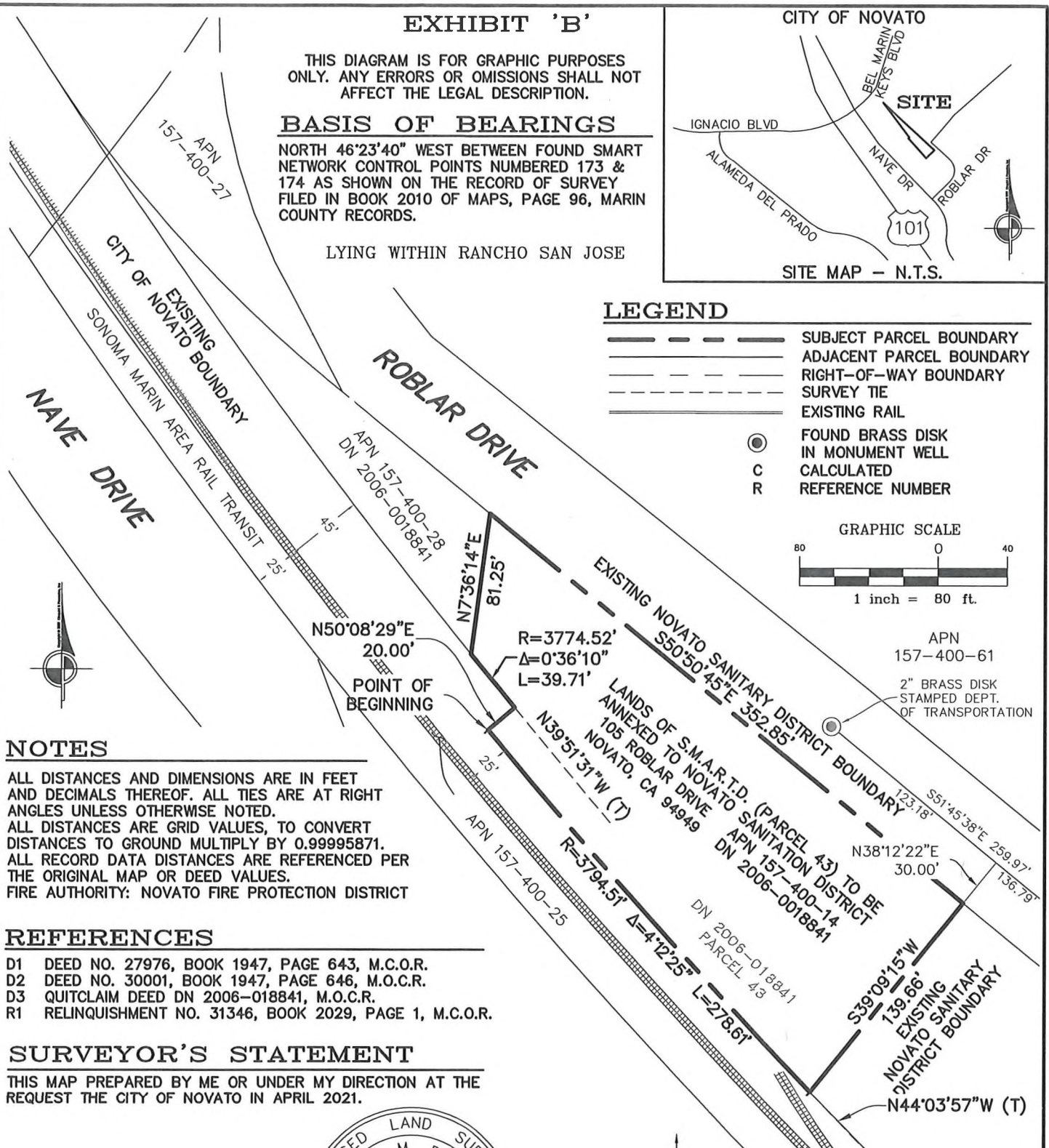
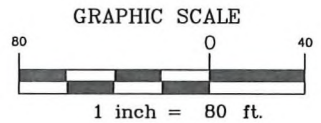
NORTH 46°23'40" WEST BETWEEN FOUND SMART NETWORK CONTROL POINTS NUMBERED 173 & 174 AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 2010 OF MAPS, PAGE 96, MARIN COUNTY RECORDS.

LYING WITHIN RANCHO SAN JOSE



LEGEND

- SUBJECT PARCEL BOUNDARY
- ADJACENT PARCEL BOUNDARY
- RIGHT-OF-WAY BOUNDARY
- SURVEY TIE
- EXISTING RAIL
- FOUND BRASS DISK
- IN MONUMENT WELL
- CALCULATED REFERENCE NUMBER



NOTES

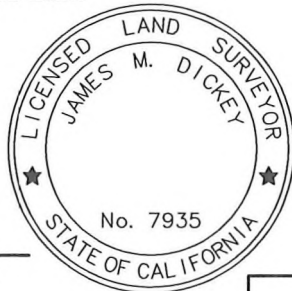
ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. ALL TIES ARE AT RIGHT ANGLES UNLESS OTHERWISE NOTED.
 ALL DISTANCES ARE GRID VALUES, TO CONVERT DISTANCES TO GROUND MULTIPLY BY 0.99995871.
 ALL RECORD DATA DISTANCES ARE REFERENCED PER THE ORIGINAL MAP OR DEED VALUES.
 FIRE AUTHORITY: NOVATO FIRE PROTECTION DISTRICT

REFERENCES

- D1 DEED NO. 27976, BOOK 1947, PAGE 643, M.C.O.R.
- D2 DEED NO. 30001, BOOK 1947, PAGE 646, M.C.O.R.
- D3 QUITCLAIM DEED DN 2006-018841, M.C.O.R.
- R1 RELINQUISHMENT NO. 31346, BOOK 2029, PAGE 1, M.C.O.R.

SURVEYOR'S STATEMENT

THIS MAP PREPARED BY ME OR UNDER MY DIRECTION AT THE REQUEST THE CITY OF NOVATO IN APRIL 2021.



[Signature]
 JAMES M. DICKEY P.L.S. 7935
 EXP. DATE 12/31/21

DATE: *7/8/2021*

CINQUINI & PASSARINO, INC.
LAND SURVEYING

BOUNDARY
 TOPOGRAPHIC
 CONSTRUCTION
 SUBDIVISIONS

1360 No. Dutton Ave.
 Santa Rosa, Ca. 95401
 Phone: (707) 542-6268
 Fax: (707) 542-2106
 WWW.CINQUINIPASSARINO.COM

MARIN COUNTY LAFCO FILE NO.		
105 ROBLAR DRIVE NOVATO, CA 94949	DRAWN BY: SAJ SCALE: 1"=80'	CHECKED BY: JMD DATE: 6/17/21
ANNEXATION EXHIBIT B	JOB #: 8579-19	PAGE: 2 OF 2

Y:\8579\Cad\8579 SMART 105 Roblar Drive Novato Annexation.dwg
 Jul 08, 2021 - 4:12pm