

**MARIN LOCAL AGENCY FORMATION COMMISSION**

**RESOLUTION 24-1**

**RESOLUTION APPROVING AN ANNEXATION OF TWO PARCELS IN THE VALLEY OAKS PROJECT, NOVATO (APN;125-580-34 AND PINKSTON ROAD) TO THE NOVATO SANITARY DISTRICT WITH WAIVER OF NOTICE, HEARING AND PROTEST PROCEEDINGS**

“Annexation of two Parcels in the Valley Oaks Project, Novato (APN: 125-580-34 and Pinkston Road) to the Novato Sanitary District (LAFCo File #1376)”

**WHEREAS** Catherine E. Juchau, 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 2.49 acres of incorporated land to Novato Sanitary District; and

**WHEREAS** the affected territory represents two undeveloped parcels with no situs address but identified by the County of Marin Assessor’s Office as APN: 125-580-34 and Pinkston Road located in the City of Novato (“Properties”); 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. Approve the proposed annexation of APN: 125-580-34 and Pinkston Road to Novato Sanitary District (File #1376) 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 2.49 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Annexation of two Parcels in the Valley Oaks Project, Novato (APN: 125-580-34 and Pinkston Road) to the Novato Sanitary District (LAFCo File #1376)”

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 Responsible Agency The Executive Officer has reviewed the application noting that the City of Novato, as Lead Agency, prepared and approved an Initial Study/Mitigated Negative

Declaration on January 9, 2024 for a project consisting of the annexation and development of 81 units. In accordance with Marin LAFCo Guidelines, adopted California Environmental Quality Act (CEQA) procedures, and applicable provisions of CEQA. Marin LAFCo staff finds that the prior environmental documents adequately discuss and disclose potential environmental impacts of the proposed annexation; all potential impacts have appropriate mitigation measures and a mitigation monitoring and reporting program in place; and staff finds the proposed project will not introduce any new impacts previously disclosed.

**PASSED AND ADOPTED** by the Marin Local Agency Formation Commission on February 8, 2024 by the following vote:

AYES: Commissioners Coler, Rodoni, Kious, Chu and Murray

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

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

ABSENT: Commissioners Burdo and Lucan

barbara coler  
barbara coler (Feb 13, 2024 10:03 PST)

Barbara Coler, Chair Marin LAFCo

**Attest:**

**Approved As To Form:**

Jason Fried

Jason Fried, Executive Director

Malathy Suramanian  
Malathy Suramanian (Feb 13, 2024 09:23 PST)

Mala Subramanian, Marin LAFCo Legal Counsel

Attachments to Resolution 24-1

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

Rev.: 12/26/2023  
Date: 06/07/2023  
Project: 2010140

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**LAFCO FILE # 1376**  
**ANNEXATION TO THE 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 WCJA, A CALIFORNIA LIMITED PARTNERSHIP TO THE NOVATO SANITARY DISTRICT, AS DESCRIBED IN DOCUMENT NUMBERS 2022-0027526 AND 2022-0027529, RECORDED JULY 25, 2022, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING AT** A POINT ON THE WESTERLY LINE OF REDWOOD BOULEVARD, SAID POINT BEING AT THE INTERSECTION OF THE COURSES "SOUTH 22°47'23" WEST 448.38 FEET" AND "NORTH 88°29'39" EAST 149.10 FEET", AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP OF SAN MARIN BUSINESS PARK PHASE 2", FILED IN BOOK 24 OF PARCEL MAPS, PAGE 68, MARIN COUNTY RECORDS, SAID POINT BEING SOUTH 22°47'23" WEST, A DISTANCE OF 142.49 FEET FROM THE NORTHWESTERLY CORNER OF THE NOVATO SANITARY DISTRICT ON SAID WESTERLY LINE OF REDWOOD BOULEVARD;

1. THENCE LEAVING SAID WESTERLY LINE OF REDWOOD BOULEVARD AND ALONG THE SOUTHERLY LINE OF PINKSTON ROAD (FORMERLY COUNTY ROAD), AS SHOWN ON SAID PARCEL MAP AND DESCRIBED IN DOCUMENT NUMBER 2022-0027529, SOUTH 88°29'39" WEST, A DISTANCE OF 149.10 FEET;
2. THENCE SOUTH 63°40'39" WEST, A DISTANCE OF 122.00 FEET;
3. THENCE SOUTH 77°32'39" WEST, A DISTANCE OF 227.60 FEET;
4. THENCE LEAVING SAID SOUTHERLY LINE OF PINKSTON ROAD AND ALONG THE SOUTHERLY LINE OF THE LANDS OF WCJA, AS DESCRIBED IN DOCUMENT NUMBER 2022-0027526, SOUTH 63°40'29" WEST, A DISTANCE OF 15.50 FEET TO THE MOST SOUTHWESTERLY CORNER OF SAID LANDS;
5. THENCE ALONG THE NORTHWESTERLY LINE OF SAID LANDS, NORTH 17°51'37" EAST, A DISTANCE OF 511.92 FEET;
6. THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 140.50 FEET;
7. THENCE SOUTH 49°00'00" EAST, A DISTANCE OF 60.00 FEET;
8. THENCE NORTH 76°00'00" EAST, A DISTANCE OF 130.00 FEET;
9. THENCE SOUTH 53°00'00" EAST, A DISTANCE OF 216.87 FEET;
10. THENCE SOUTH 67°12'28" EAST, A DISTANCE OF 30.00 FEET TO THE WESTERLY LINE OF REDWOOD BOULEVARD;
11. THENCE ALONG SAID WESTERLY LINE OF REDWOOD BOULEVARD, SOUTH 22°47'23" WEST, A DISTANCE OF 89.73 FEET TO **THE POINT OF BEGINNING.**

Rev.: 12/26/2023

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Project: 2010140

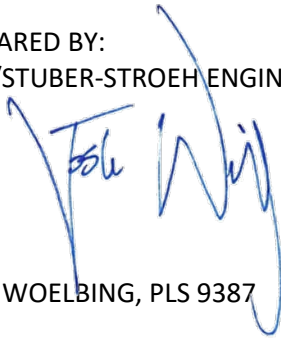
THE PARCEL HEREIN DESCRIBED CONTAINING 108,599 SQUARE FEET MORE OR LESS OR 2.49 ACRES MORE OR LESS.

SEE EXHIBIT "B" ATTACHED HERETO AND MADE PART HEREOF.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS BASED ON THAT CERTAIN MAP ENTITLED "PARCEL MAP SAN MARIN BUSINESS PARK PHASE 2", FILED IN BOOK 24 OF PARCEL MAPS, PAGE 68, MARIN COUNTY RECORDS.

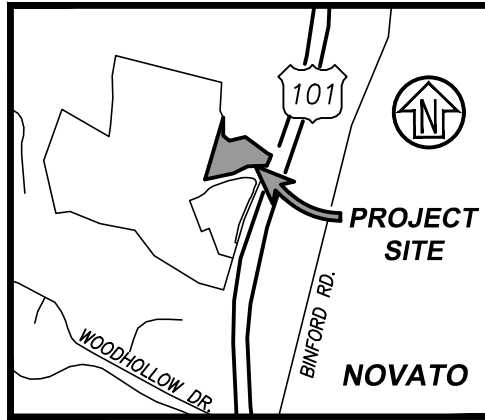
SITE FALLS WITHIN RANCHO OLOMPALI. PROJECTED TOWNSHIP 3 NORTH, RANGE 6 WEST, SECTION 6, MOUNT DIABLO MERIDIAN.

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




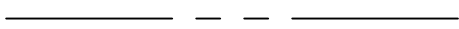
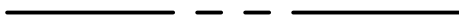

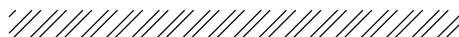

JOSH WOELBING, PLS 9387





**VICINITY MAP**  
NOT TO SCALE

**LEGEND**

-  ANNEXATION BOUNDARY
-  ADJOINING BOUNDARY LINES
-  THE CITY OF NOVATO LIMITS
-  PARCEL ONE PER DN:2022-0027529 (ANNEXATION HATCH)
-  PARCEL TWO PER DN:2022-0027526 (ANNEXATION HATCH)
-  NOVATO SANITARY DISTRICT HATCH
- POB** POINT OF BEGINNING
- (#)** COURSE NUMBER

*Josh Woelbing*

JOSH WOELBING, P.L.S. 9387

01/10/2024  
DATE



**CSW | ST2**

**CSW/Stuber-Stroeh Engineering Group, Inc.**  
Civil & Structural Engineers | Surveying & Mapping | Environmental Planning  
Land Planning | Construction Management  
504 Redwood Blvd, Suite 310 tel: 415.883.9850  
Novato, CA 94947 fax: 415.883.9835  
<http://www.cswst2.com>

Rev. 12-26-2023  
Job No. 2010140

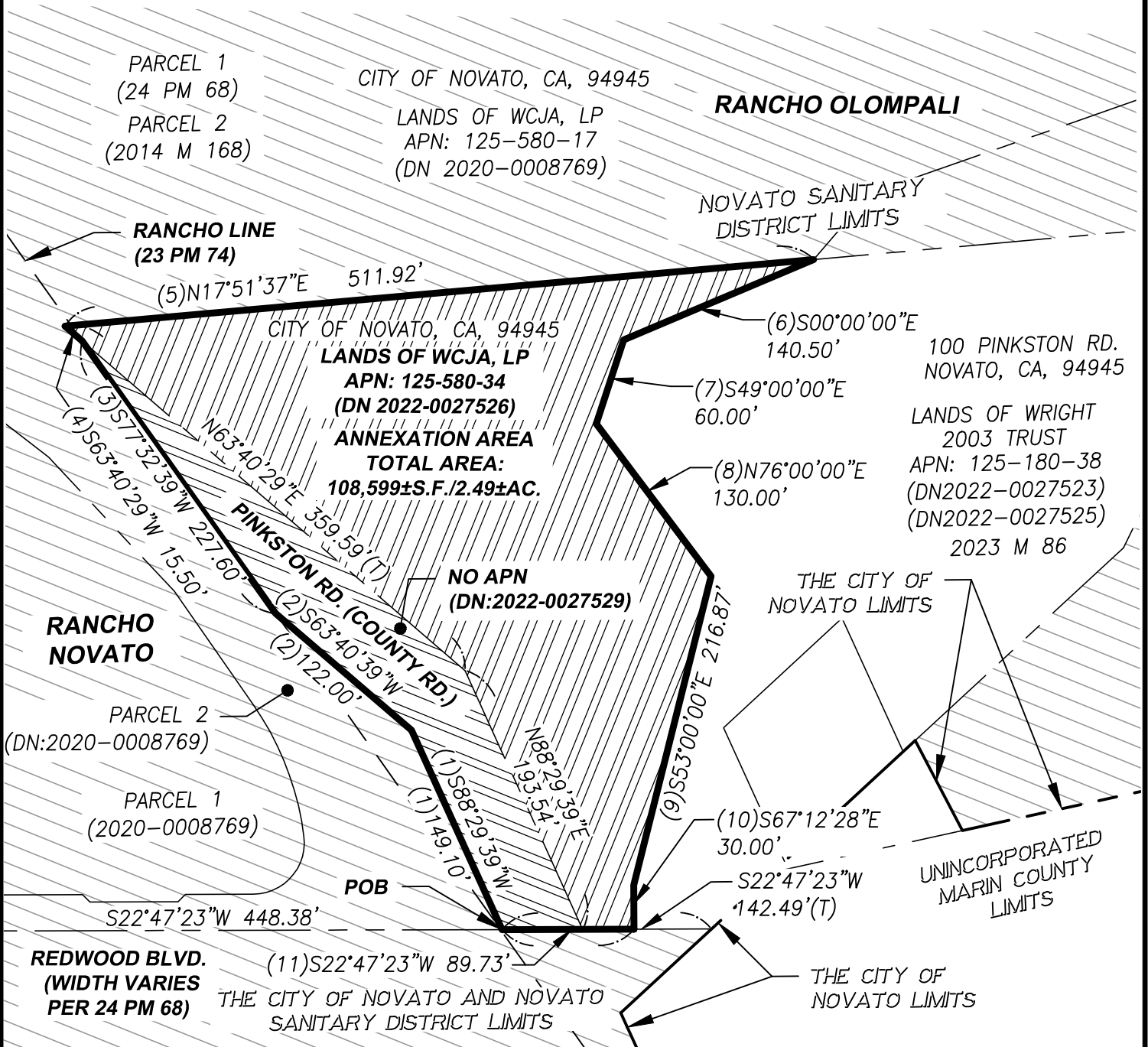
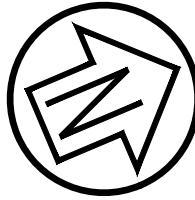
Date: 06/07/2023  
Scale: -

**EXHIBIT "B" LAFCO - 1376**  
ANNEXATION TO NOVATO SANITARY DISTRICT  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
UNINCORPORATED MARIN COUNTY CALIFORNIA

Graphic Scale (in feet)



1 inch = 100 ft.



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Rev. 01/07/2024

Date: 06/07/2023

Job No. 2010140

Scale: 1" = 100'

**EXHIBIT "B" LAFCO - 1376**  
ANNEXATION TO NOVATO SANITARY DISTRICT  
PLAT TO ACCOMPANY LEGAL DESCRIPTION  
CITY OF NOVATO MARIN COUNTY CALIFORNIA

Parcel Name: Site 1 - MAPCHECK FOR LAFCO PARCEL  
Description:

Process segment order counterclockwise: False  
Enable mapcheck across chord: False

North: 3,336.6716' East: 1,587.5254'

Segment# 1: Line  
Course: S88°29'39"W Length: 149.10'  
North: 3,332.7534' East: 1,438.4769'

Segment# 2: Line  
Course: S63°40'39"W Length: 122.00'  
North: 3,278.6558' East: 1,329.1268'

Segment# 3: Line  
Course: S77°32'39"W Length: 227.60'  
North: 3,229.5654' East: 1,106.8839'

Segment# 4: Line  
Course: S63°40'29"W Length: 15.50'  
North: 3,222.6917' East: 1,092.9914'

Segment# 5: Line  
Course: N17°51'37"E Length: 511.92'  
North: 3,709.9409' East: 1,249.9956'

Segment# 6: Line  
Course: S0°00'00"E Length: 140.50'  
North: 3,569.4409' East: 1,249.9956'

Segment# 7: Line  
Course: S49°00'00"E Length: 60.00'  
North: 3,530.0773' East: 1,295.2782'

Segment# 8: Line  
Course: N76°00'00"E Length: 130.00'  
North: 3,561.5272' East: 1,421.4166'

Segment# 9: Line  
Course: S53°00'00"E Length: 216.87'  
North: 3,431.0116' East: 1,594.6167'

Segment# 10: Line  
Course: S67°12'28"E Length: 30.00'  
North: 3,419.3898' East: 1,622.2742'

Segment# 11: Line  
Course: S22°47'23"W Length: 89.73'  
North: 3,336.6648' East: 1,587.5173'



Perimeter: 1,693.20'      Area: 108,599Sq.Ft.  
Error Closure: 0.0106      Course: S50°17'09"W  
Error North : -0.00675      East: -0.00813

Precision 1: 159,737.74














# Resolution 24-1 - File 1376

Final Audit Report

2024-02-13

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By:	claire devereux (cdevereux@marinlafco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAEiB3cJYeRu44Q6UDQHdSrRMp_ww1IHQT

## "Resolution 24-1 - File 1376" History

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-  Document emailed to barbara coler (bcoler@townoffairfax.org) for signature  
2024-02-13 - 5:10:39 PM GMT
-  Document emailed to Jason Fried (jfried@marinlafco.org) for signature  
2024-02-13 - 5:10:39 PM GMT
-  Document emailed to Malathy Suramanian (malathy.subramanian@bbklaw.com) for signature  
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-  Email viewed by Jason Fried (jfried@marinlafco.org)  
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