

**MARIN LOCAL AGENCY FORMATION COMMISSION**

**RESOLUTION 21-17**

**RESOLUTION APPROVING AN ANNEXATION OF 1996 NOVATO BLVD. TO NOVATO SANITARY DISTRICT WITH WAIVER OF NOTICE, HEARING AND PROTEST PROCEEDINGS**

“Annexation of 1996 Novato Blvd., Novato (APN 141-061-20) to Novato Sanitary District (LAFCo File #1359)”

**WHEREAS** Leonardo Del Toro, 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 1.10 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 1996 Novato Blvd. and identified by the County of Marin Assessor’s Office as APN 141-061-20 (“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 1996 Novato Blvd. (APN 141-061-20) to Novato Sanitary District (File #1359) as shown and described on Exhibits “A” and “B”.

Section 2. The territory includes 1.10 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Annexation of 1996 Novato Blvd., Novato (APN 141-061-20) to Novato Sanitary District (LAFCo File #1359).”

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 reorganization proceedings.

Section 5. As Lead Agency under CEQA for the proposed annexation of APN 141-061-20 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 October 14, 2021  
by the following vote:

AYES: McEntee, Kious, Connolly, Coler, Murray, Loder

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

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

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



\_\_\_\_\_  
Sashi McEntee, Chair

ATTEST:



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

APPROVED AS TO FORM:



\_\_\_\_\_  
Malathy Subramanian (Oct 15, 2021 09:49 PDT)

Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 21-17

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

**Exhibit A**

**Annexation of the Lands of Del Toro  
To the  
Novato Sanitary District**

**File No. xxx  
Mapping No. xx**

Beginning at the intersection of the northeasterly corner of Novato Sanitary District Annexation No. 1964-27 with the southerly line of Novato Sanitary District Annexation No. 1968-7; said point being the northwesterly corner of that certain parcel of land granted to Efren Del Toro et al by Grant Deed recorded October 7, 2020 as Document No. 2020-0048151, Marin County Records;

- 1) Thence, along the northerly line of said parcel and the southerly line of said Annexation No. 1968-7, South 60° 33' East 100.00 feet;
- 2) Thence leaving the southerly line of Annexation No. 1968-7, along the easterly line of said parcel and the westerly lines of Novato Sanitary District Annexation Numbers 1969-10, 1968-1, and 1964-22, South 29° 11' West 479.60 feet to the to an angle point in the boundary of Parcel A-1 of said annexation 1964-22;
- 3) Thence, along the boundary lines of Novato Sanitary District Annexation Numbers 1964-22 and 1964-27 North 60° 49' West 100.00 feet to an angle point in the boundary of said annexation 1964-27;
- 4) Thence, continuing along said 1964-27 annexation boundary and the westerly line of said parcel, North 29° 11' East 480.00 feet to the point of beginning;

This annexation contains approximately 47,975 square feet which equals 1.10 acres.

This parcel lies within the Rancho de Novato, Marin County, California.

*Dale White*  
*8-2-2021*



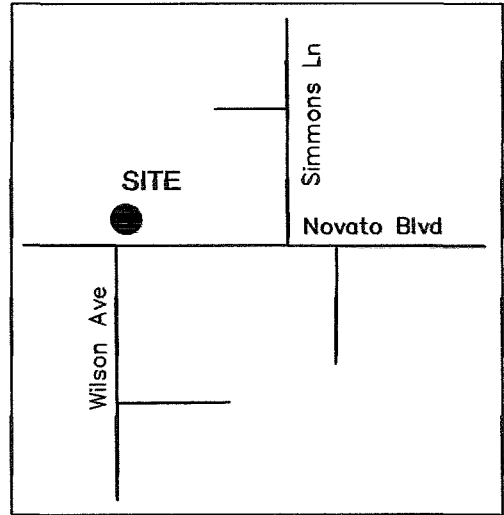
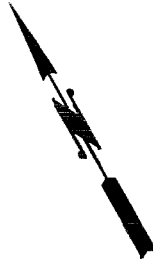
**Annexation Parcel Information**

Legal Description: That certain parcel of land conveyed to Efren Del Toro et al by RDN 2020-48151, Marin County Records.

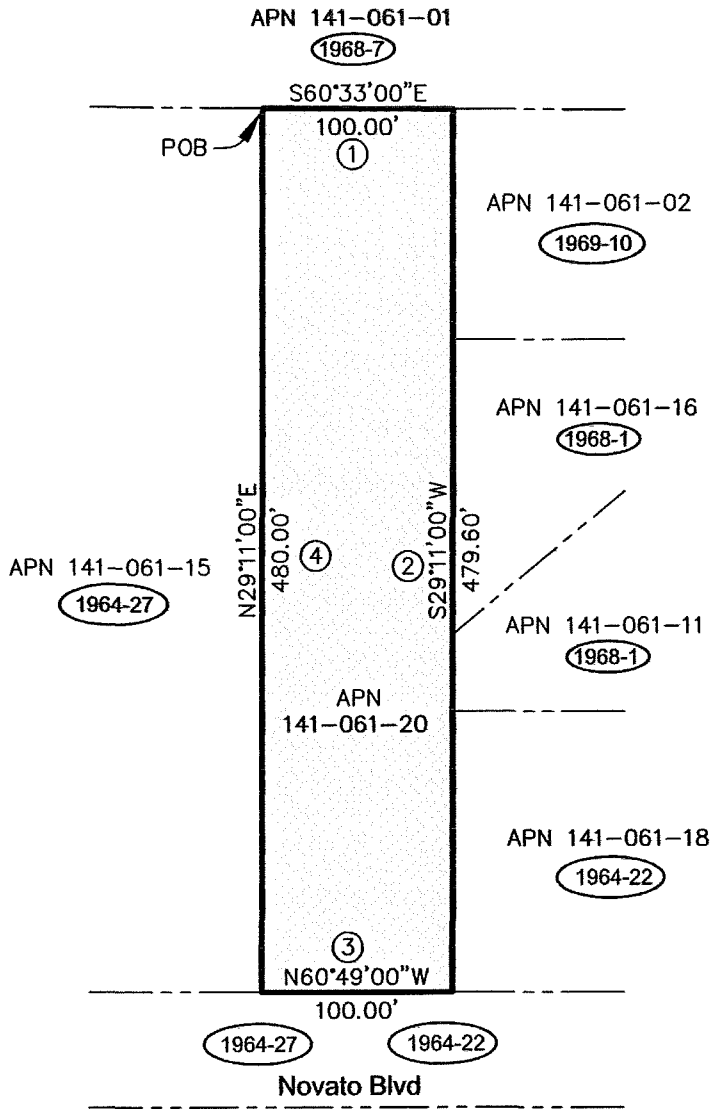
Said Parcel lies within the Rancho de Novato.

Address: 1996 Novato Blvd., Novato, CA






Assessor's Parcel No. 141-061-20.



**Vicinity Map**  
No Scale



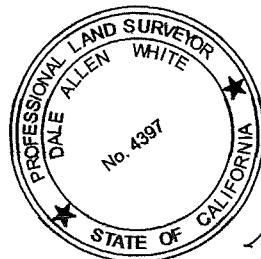
**Legend**

-  Existing Sewer District Annexation
-  Proposed Annexation
-  Course Number
-  Property Line
-  Annexation Boundary

**Abbreviations**

- APN Assessor's Parcel No.
- POB Point of Beginning
- RDN Recorder's Document No.

White & Prescott  
Engineering & Surveying  
1400 Grant Avenue  
Novato, CA 94945



*Dale White*  
8-2-2021

Exhibit B  
Mapping No. xx-xx

Annexation of the Lands of Del Toro  
To The  
Novato Sanitary District