

MARIN LOCAL AGENCY FORMATION COMMISSION

RESOLUTION 22-14

RESOLUTION APPROVING AN ANNEXATION OF 15 STIRRUP LANE TO NOVATO SANITARY DISTRICT WITH WAIVER OF NOTICE, HEARING AND PROTEST PROCEEDINGS

“Annexation of 15 Stirrup Lane, Novato (APN 146-020-14) to Novato Sanitary District (LAFCo File #1365)”

WHEREAS Daniel and Kory Pittelkow, 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 .55 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 15 Stirrup Lane and identified by the County of Marin Assessor’s Office as APN 146-020-14 (“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. Approve the proposed annexation of 15 Stirrup Ln. (APN 146-020-14) to Novato Sanitary District (File #1365) 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 .55 acres, is found to be uninhabited, and is assigned the following distinctive short form designation: “Annexation of 15 Stirrup Lane, Novato (APN 146-020-14) to Novato Sanitary District (LAFCo File #1365).”

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 146-020-14 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 June 9, 2022 by the following vote:

AYES: McEntee, Kious, Arnold, Rodoni, Coler, Murray, Loder

NOES: _____


ABSTAIN: _____

ABSENT: _____



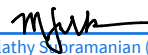
Sashi McEntee, Chair

ATTEST:



Jason Fried, Executive Officer

APPROVED AS TO FORM:


[Malathy Subramanian \(Jun 10, 2022 11:30 PDT\)](#)

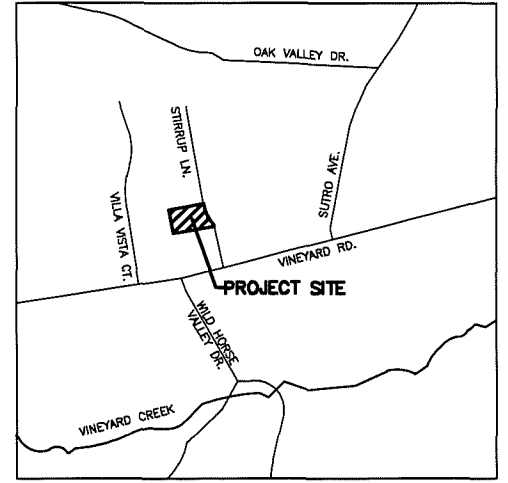
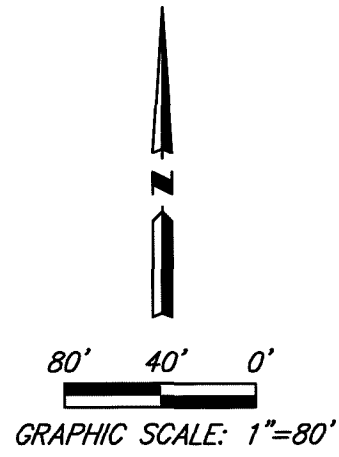
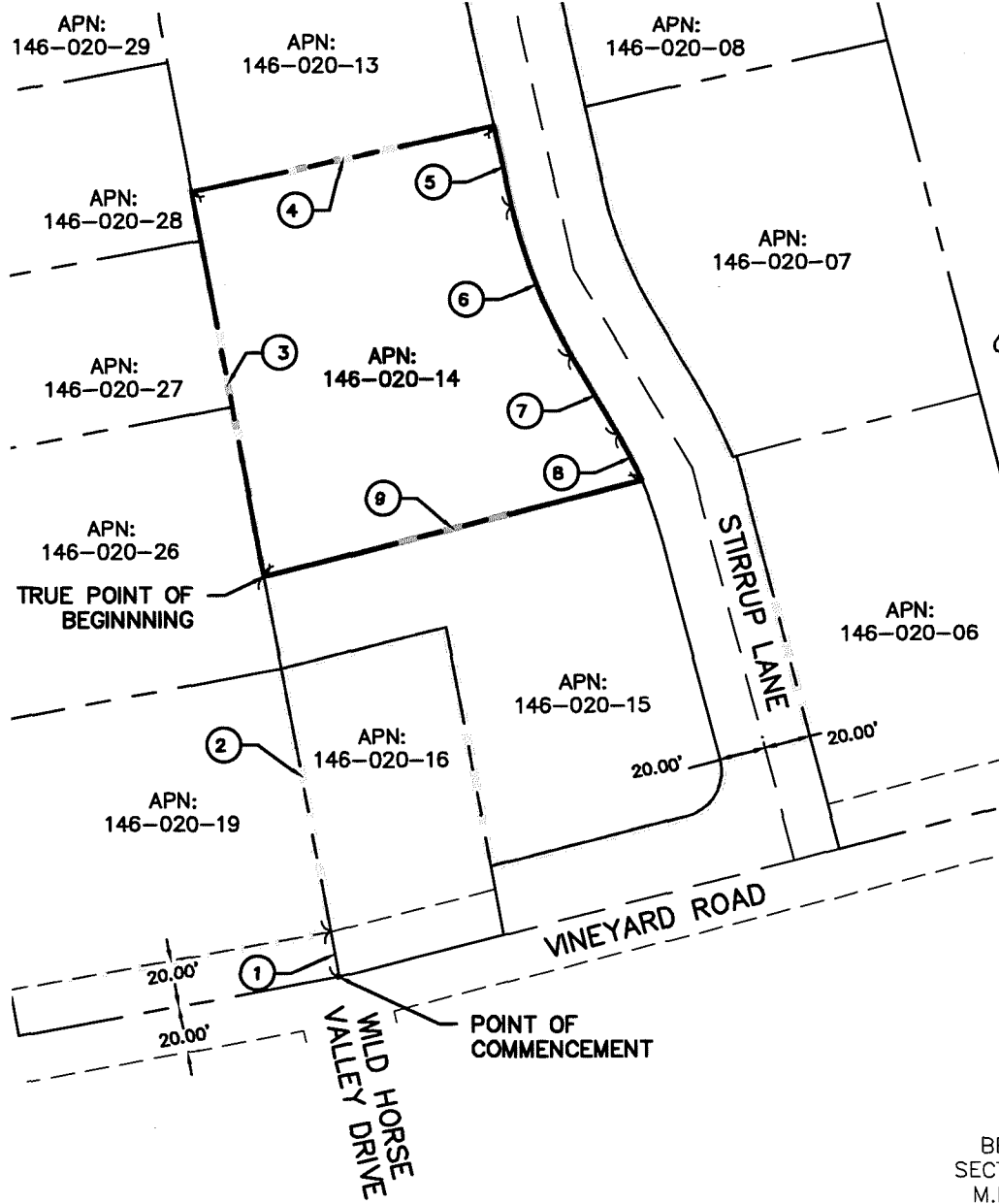
Malathy Subramanian, LAFCo Counsel

Attachments to Resolution No. 22-14

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

Exhibit A

ANNEXATION MAP
15 STIRRUP LN. NOVATO, CA



VICINITY MAP

LEGEND

- (E) PROPERTY LINE
- - - - - (E) ADJACENT PROPERTY LINE
- (E) ROAD CENTERLINE
- - - - - (E) RIGHT-OF-WAY LINE
- ~~~~~ (E) NOVATO SANITARY DISTRICT BOUNDARY LINE
- ~~~~~ (E) PROPOSED NOVATO SANITARY DISTRICT BOUNDARY LINE

COURSES:

1. N10°24'36"W 20.00'
2. N10°24'36"W 155.63'
3. N10°24'36"W 168.71'
4. N77°35'24"E 133.08'
5. S12°24'36"E 35.98'
6. CONCAVE LEFT R=220.00' Δ=18.00° AL=69.11 CL=68.83'
7. S30°24'36"E 39.38'
8. CONCAVE RIGHT R=180.00' Δ=07.02° AL=22.05' CL=22.04'
9. S75°35'24"E 167.54'

OBERKAMPER & ASSOCIATES
CIVIL ENGINEERS INC.
7200 REDWOOD BLVD SUITE
308 NOVATO CA 94945
(415)897-2800

BEING A PORTION OF
SECTION 14, T3N, R7W,
M.D.M. MARIN COUNTY

APN: 146-020-014	LAFCO FILE NO.: 1365	DATE: 04/20/22	AREA: 0.55 AC	SCALE: 1"=80'
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Exhibit B

Annexation to Novato Sanitary District

Geographic Description

All that certain real property, situated in Rancho De Nicasio, Section 14, Township 3 North, Range 7 West, Mount Diablo Base and Meridian, in the County of Marin, State of California, described as follows:

Commencing at the centerline of Wild Horse Valley Drive and Vineyard Road, 40 feet wide, (1) North $10^{\circ}24'36''$ West 20.00 feet to the existing corner of the Novato Sanitary District boundary;

Thence continuing with the existing aforesaid boundary line the following 3 courses;

Thence (2) North $10^{\circ}24'36''$ West 155.63 feet to the true point of beginning;

Thence (3) North $10^{\circ}24'36''$ West 168.71 feet;

Thence (4) North $77^{\circ}35'24''$ East 133.08 feet;

Thence leaving said boundary line, (5) South $12^{\circ}24'36''$ East 35.98 feet;

Thence, (6) along a curve concaved to the left with a radius of 220.00 feet, a delta of $18^{\circ}00'00''$, an arc length of 69.11 feet, and a chord length of 68.83 feet;

Thence, (7) South $30^{\circ}24'36''$ East 39.38 feet;

Thence, (8) along a curve concaved to the right with radius of 180.00 feet, a delta of $07^{\circ}01'07''$, an arc length of 22.05 feet, and a chord length of 22.04 feet;

Thence, (9) South $75^{\circ}35'24''$ East 167.54 feet to the true point of beginning and containing 0.55 acres of land more or less;












Resolution 22-14 Unsigned

Final Audit Report

2022-06-13

Created:	2022-06-10
By:	Olivia Gingold (ogingold@marinlafco.org)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmZLEx1gT26n1trmLDomP-nFCsLSX4Tnk

"Resolution 22-14 Unsigned" History

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