

DATE: May 24, 2006

TO: Members, Local Agency Formation Commission

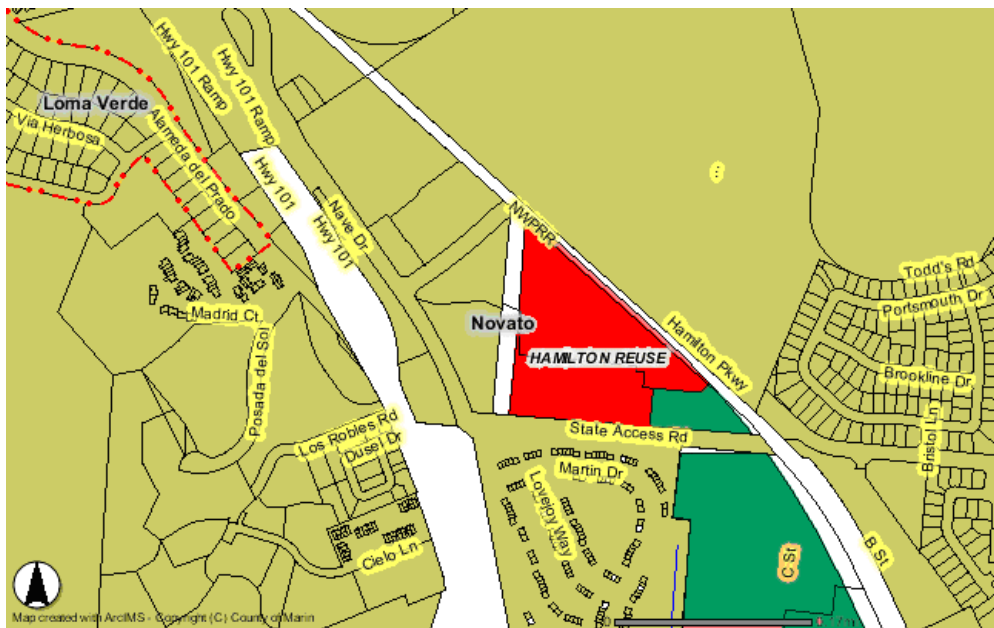
FROM: Peter Banning, Executive Officer

SUBJECT: Executive Officer's Report and Recommendation:  
**Proposed Annexation of the Hamilton Commissary Triangle to the  
Novato Sanitary District (File #1273)**

**Summary**

This proposal requests annexation of 11.18 acres owned by the City of Novato to the Novato Sanitary District. The annexation area is the site of the New Beginnings Homeward Bound shelter. The City seeks annexation of the area to provide for a continuation of the District's sewer service which has been extended on a contractual basis. The proposal area is located in the former Hamilton Field area between North Hamilton Parkway and State Access Road. The subject area is within the boundary of the City of Novato and is also surrounded by territory already within the boundaries of the Novato Sanitary District. Staff recommends approval.

On the map below, the proposal area is shown in red, the present jurisdiction of the Novato Sanitary District is shown in yellow and the boundary of the City of Novato is shown as a dashed red line.



**General Information**

<b>Proposal Description:</b>	Annexation to Novato Sanitary District to provide for the continuation of sewer service to existing and master planned uses.
<b>Proposal Location:</b>	Former Hamilton Air Force Base
<b>No. of Parcels:</b>	2.
<b>Acres:</b>	11.18 acres.
<b>Development Potential:</b>	Maximum of 194,800 Sq. ft. Current use =
<b>Applicants:</b>	City of Novato and Novato Public Finance Authority, by resolution.
<b>Consent of Property Owner(s):</b>	100%.
<b>Public Hearing Required:</b>	No.
<b>Number of Registered Voters:</b>	0.
<b>City or County:</b>	City of Novato.
<b>Assessed Value:</b>	\$0.
<b>Property Tax Exchange:</b>	None.

**Current and Proposed Provision of Services**

	<b><u>Current:</u></b>	<b><u>If Approved:</u></b>
<b>Police:</b>	City of Novato	No Change
<b>Fire:</b>	Novato Fire Protection District	No Change
<b>Water:</b>	North Marin Water District	No Change
<b>Sewer:</b>	<b>Novato Sanitary District (contract)</b>	<b>No Change</b>
<b>Streets:</b>	City of Novato	No Change
<b>Planning:</b>	City of Novato	No Change

### **Comments of Affected Agencies**

#### Novato Sanitary District

The District has consented in writing to the proposed boundary change and waiver of protest authority proceedings.

#### County Environmental Health Services (EHS)

County EHS notes no record of failing wastewater systems in the vicinity of the proposal area.

#### Novato Fire Protection District

No comment.

#### North Marin Water District

No comment.

#### City of Novato, Community Development

City staff notes the general plan designation for the annexation area is Community Facilities (CF) and the zoning district title as Planned District (PD). The current number of dwelling units at New Beginnings Homeward Bound is an 80-bed dormitory style shelter with a pending proposal for an additional 32 single room occupancy units.

### **Discussion & Analysis**

The City of Novato and the Novato Public Finance Authority own the property proposed for annexation. The Hamilton Commissary Triangle area is now the site of the New Beginnings Homeward Bound shelter, a private non-profit organization leasing the site from the City of Novato under a long-term lease for the past six years.

The Novato Sanitary District has provided sewer service to various uses on this site on a contractual basis - first to the U.S. Air Force, then the U.S. Coast Guard and presently to the shelter - since the 1940s. For service to the expansion of the homeless shelter, the Novato Sanitary District requires annexation of the facility.

The proposal area is entirely within the boundary of the City of Novato and is surrounded by territory already in the jurisdiction of the Novato Sanitary District. The proposed annexation is consistent with the Commission's adopted policies and spheres of influence as summarized in Attachment A.

**Environmental Review**

This proposal is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15320 of the State CEQA Guidelines which provides exemption for annexations in which there is no change in the territory in which previously existing powers of local government are exercised.

**Recommendation**

The proposed annexation is consistent with the Commission's adopted policies and spheres of influence. Novato Sanitary District has service to the annexing area already in place. Staff recommends approval.

**Recommended Commission Action, by Resolution:**

1. Adopt a resolution making determinations approving the proposed Annexation of the Hamilton Commissary Triangle to the Novato Sanitary District (File #1273).
2. Authorize staff to complete subsequent proceedings pursuant to Government Code §57000 without notice and hearing.

Respectfully submitted,

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Peter V. Banning  
Executive Officer