

DATE: September 4, 2008

TO: Members, Local Agency Formation Commission

FROM: Peter Banning, Executive Officer

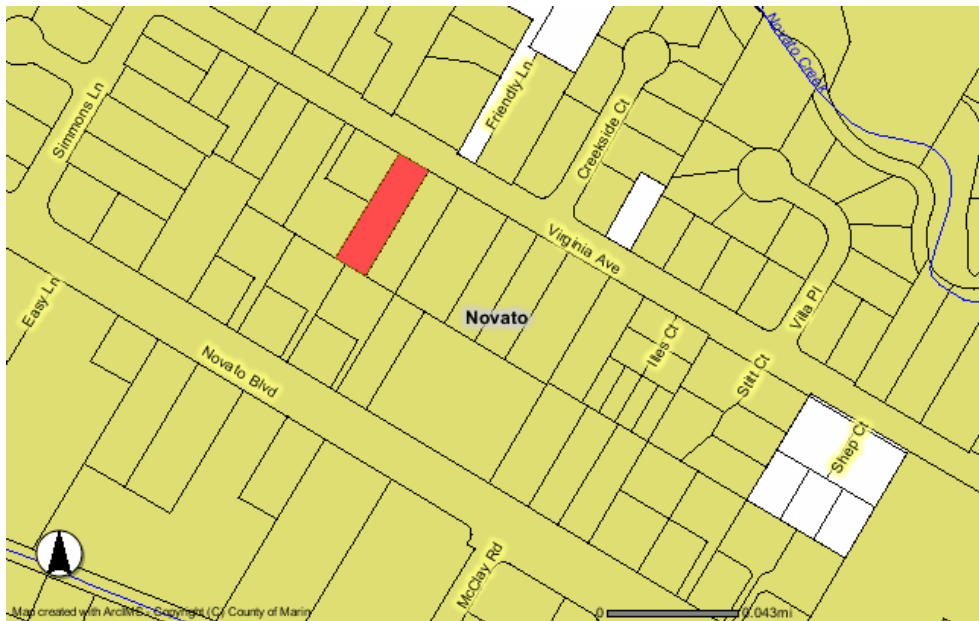
SUBJECT: Executive Officer's Report and Recommendation:
Proposed Annexation of the Lands of Diaz to Novato Sanitary District (File #1264)

Summary

This proposal requests annexation of 0.30 acres to the Novato Sanitary District. The parcel is located on Virginia Avenue, west of its intersection with Creekside Court. The area is within the boundaries of the City of Novato and is entirely surrounded by territory already served by Novato Sanitary District. The purpose of the proposal is to provide sewer service to one existing single-family residence.

On the map below, the proposal area is shown in red, the present jurisdiction of the Novato Sanitary District is shown in yellow. The entire mapped area is within the boundary of the City of Novato. Other parcels not served by the Novato Sanitary District are shown in white.

Staff recommends approval.



General Information

Proposal Description: Annexation to Novato Sanitary District to obtain sewer service for one single-family residence.

Proposal Location: Virginia Avenue, City of Novato

No. of Parcels: 1.

Acres: 0.30 acre.

Development Potential: None.

Applicants: Jaime Diaz, 1865 Virginia Ave., Novato, 94947.

Consent of Property Owner(s): 100%.

Public Hearing Required: No.

Number of Registered Voters: 0.

City or County: City of Novato.

Assessed Value: \$573,862.

Property Tax Exchange: None.

Current and Proposed Provision of Services

	<u>Current:</u>	<u>If Approved:</u>
Police:	City of Novato	No Change
Fire:	Novato Fire Protection District	No Change
Water:	North Marin Water District	No Change
Sewer:	None	Novato Sanitary District
Streets:	City of Novato	No Change
Planning:	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 conducting authority proceedings.

County Environmental Health Services (EHS)

County EHS notes no records of failing on-site wastewater systems in the vicinity of the proposal area. The property owner will be required to obtain a permit for the abandonment of the existing septic system from the City of Novato.

North Marin Water District

No comment.

Novato Fire Protection District

No comment.

Committee on School District Organization

No comment.

City of Novato, Community Development

No comment.

Discussion & Analysis

The property proposed for annexation is currently in use as a single-family residence. The applicant seeks to replace an existing on-site wastewater system with service from Novato Sanitary District (NSD), available from the District's main in Virginia Avenue. The area proposed for annexation and all surrounding parcels are within the City of Novato. All surrounding parcels are already within the boundaries of NSD.

City of Novato zoning for the subject area is R1-20, Low Density Residential (20,000 square foot minimum lot size). No further residential development could occur under the current zoning classification.

The proposed annexation is consistent with the sphere of influence adopted for the Novato Sanitary District and with all other applicable standards adopted by the Commission and contained in the Cortese-Knox-Hertzberg Act of 2000 as summarized in Attachment A.

Environmental Review

This proposal is exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15319 of the State CEQA Guidelines which provides exemption for annexations of small parcels where development potential would not exceed three residential units.

Recommendation

The proposed annexation is consistent with the Commission's adopted policies and spheres of influence. Staff recommends approval.

Recommended Commission Action, by Resolution:

1. Adopt a resolution making determinations approving the proposed Annexation of the Lands of Diaz to the Novato Sanitary District (File #1295).
2. Authorize staff to complete subsequent proceedings pursuant to Government Code §57000 without notice and hearing.

Respectfully submitted,

Peter V. Banning
Executive Officer