

DATE: February 4, 2005

TO: Members, Local Agency Formation Commission

FROM: Peter Banning, Executive Officer

SUBJECT: Executive Officer's Report and Recommendation:  
**Proposed Annexation of the Lands of Hodge at Hill Road to  
Novato Sanitary District (File #1258)**

### Summary

This proposal requests annexation of 0.2 acres to the Novato Sanitary District. The parcel is located on Hill Road near its intersection with Tamalpais Avenue within the boundaries of the City of Novato. The proposal area is shown in red on the map below. The purpose of the proposal is to obtain sewer service for one existing and two additional single family units. The subject area is surrounded by territory already within the boundaries of the Novato Sanitary District.

Staff recommends approval.



**General Information**

**Proposal Description:** Annexation to Novato Sanitary District to obtain sewer service for three single-family residences.

**Proposal Location:** Hill Road near Tamalpais Avenue.

**No. of Parcels:** 1.

**Acres:** 0.8 acre.

**Development Potential:** 1 existing unit, two potential units.

**Applicants:** Jim Hodge and Cathy Locke, 560 Trumbull Avenue, 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:** \$700,000.

**Property Tax Exchange:** None.

### Current and Proposed Provision of Services

	<u>Current:</u>	<u>If Approved:</u>
<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: District</b>	<b>None</b>	<b>Novato</b> <b>Sanitary</b>
<b>Streets:</b>	City of Novato	No Change
<b>Planning:</b>	City of Novato	No Change

### Comments of Affected Agencies

City of Novato, Community Development: City staff states the parcel is designated for low-density residential use in the City's General Plan. The area is zoned R1 - 7.5 for Low Density Residential use (7,500 square feet minimum lot size). Additional comment is "existing septic tank shall be removed and disposed of in an appropriate manner."

County Environmental Health Services (EHS): County EHS notes no records of failing septic systems in the proposal area. The applicant will be required to apply to EHS for a permit to abandon the existing septic system.

### 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) for the existing residence and two additional residential units. The area proposed for annexation is within the City of Novato. The surrounding area is already within the boundaries of NSD.

The proposed annexation is consistent with the sphere of influence adopted for the Novato Sanitary District.

**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 individual 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 (see Attachment A). Staff recommends approval.

**Recommended Commission Action, by Resolution:**

1. Adopt a resolution making determinations approving the proposed Annexation of the Lands of Hodge at Hill Road to the Novato Sanitary District (File #1258).
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