

DATE: December 7, 2007

TO: Members, Local Agency Formation Commission

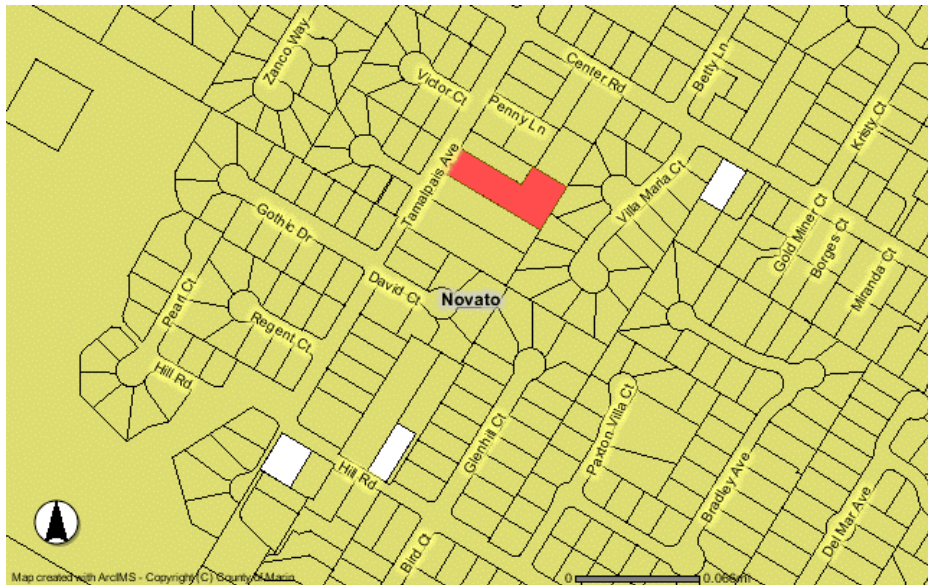
FROM: Peter Banning, Executive Officer
Evelyn Ellis, Assistant Planner

SUBJECT: Executive Officer's Report and Recommendation:
**Proposed Annexation of the Lands of Pater to Novato Sanitary District
(File #1289)**

Summary

This proposal requests annexation of 0.72 acres of land to the Novato Sanitary District. The subject area, shown in red on the map below, is located on Tamalpais Avenue south of Center Road and east of Highway 101 and is entirely within the boundaries of the City of Novato. The purpose of the proposal is to obtain sewer service to an existing single-family home and two additional residences. The Planning Commission of the City of Novato has approved subdivision of the site. This project has been determined to be categorically exempt from environmental review.

Staff recommends approval.



General Information

Proposal Description:	Annexation to Novato Sanitary District to provide sewer service for three single-family homes.
Proposal Location:	Tamalpais Avenue, south of Center Road and east of Hwy. 101 in Novato.
No. of Parcels:	1.
Acres:	0.72 acres.
Development Potential:	Two additional single-family dwellings.
Applicants:	Mike Rice, Miller-Sorg Group, 710 Kellogg Street Suisun City, CA 94585-2851
Consent of Property Owner(s):	100%.
Public Hearing Required:	No.
Number of Registered Voters:	None.
City or County:	City of Novato.
Assessed Value of Land:	\$411,619.
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 annexation and to waiver of conducting authority proceedings.

City of Novato, Community Development

City staff states the parcel is designated for low-density residential use (R-1) 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). The City has no additional comments.

Novato Fire Protection District

The District has "no comment".

North Marin Water District

The District has "no comment".

County Environmental Health Services

There is no record of failing septic systems. The area is not subject to County requirements for connection to public sewer.

Discussion & Analysis

The purpose of the proposal is to obtain sewer service for three single-family residential parcels. The property proposed for annexation currently contains an existing residence with a detached garage and a large vacant area to the rear of the site.

The project site is located on Tamalpais Avenue, southeast of Center Road, and west of U.S. Highway 101 and is entirely within the boundaries of the City of Novato. The City of Novato has granted project approvals for the subdivision including the vesting tentative map.

The Novato Sanitary District will provide service to the proposed residential development from an existing sewer main located on Tamalpais Avenue. The District already provides sewer service to parcels surrounding the proposal area and has adequate treatment capacity for the project at its Novato treatment plant.

The proposed annexation is consistent with the sphere of influence adopted for the Novato Sanitary District. The Novato Sanitary District supports the proposed annexation and has submitted written consent to waiver of conducting authority proceedings.

Environmental Review

The City of Novato, acting as lead agency under the California Environmental Quality Act, has determined that this project is exempt from the requirements of the California Environmental Quality Act and the City of Novato Environmental Review Guidelines pursuant to CEQA Guidelines Section 15315 (Minor Land Divisions).

Recommendation

The proposed annexation is consistent with the sphere of influence adopted for the Novato Sanitary District and is within the boundaries of the City of Novato. Staff recommends approval.

Recommended Commission Action, by Resolution:

1. Adopt a resolution making determinations approving the proposed Annexation of the Lands of Pater to the Novato Sanitary District (File #1289) as shown on Exhibits A and B.
2. Authorize staff to complete subsequent proceedings pursuant to Government Code §57000 without notice and hearing.

Respectfully submitted,

Peter V. Banning
Executive Officer

Evelyn Ellis
Assistant Planner