

ANNEX 1963-1
MARIN COUNTY MOSQUITO ABATEMENT DISTRICT

Beginning at the most northwesterly corner of Lot 37, as said lot is shown on that certain map entitled "Amended Map No. 1 of Subdivision 'E' of the Novato Ranch" recorded in Book 3 of Maps at Page 54, Marin County Official Records; said point of beginning also being a point on the existing district boundary, thence running along said district boundary South 18°18' West 1592.71 feet to the most southwesterly corner of Lot 37, as shown on the aforementioned subdivision map; thence running North 82°44' East 51.95 feet, South 85°39' East 221.1 feet, South 70°32' East 1,513.01 feet and South 63°43' East 1,192.08 feet to the westerly line of Sutro Avenue; thence running along said line in a southwesterly direction through the following courses; South 13°53' West 801.3 feet, South 22°28' West 2,039.70 feet and South 30°26' West 292.7 feet to the most easterly corner of Lot 21, as said lot is shown on that certain map entitled "Map of Novato Ranch Subdivision 'F'" recorded in Book 3 of Maps at Page 55, Marin County Official Records; running thence westerly, southwesterly and easterly along the exterior boundary of the aforementioned subdivision through the following courses: South 89°59' West 1,490.26, South 22°57' West 1,612.71 feet, South 89°48' East 581.46 feet, and North 80°33' East 1,968.84 feet to the southeasterly corner of Lot 22, as said lot is shown on the aforementioned subdivision map; thence running North 8°44' East 573.7 feet to the southerly line of Vineyard Road; thence running along said road line North 72°20' East 798.21 feet, South 85°26' East 603.90 feet and North 60°06' East 1,085.76 feet to a point on the southwesterly line of Lot 198, said point being distant South 29°15' West 160.57 feet from the most westerly corner of said lot, as said lot is shown on that certain map entitled "Map of Novato Ranch Subdivision 'C', Amended Map No. 1", recorded in Book 3 of Maps at Page 53, Marin County Official Records, running thence South 29°15' West 160.57 feet to the most northerly corner of Lot 14, as said lot is shown on that certain map entitled "Map of Parkwood", recorded in Book 10 of Maps at Page 115, Marin County Official Records, running thence along the southwesterly line of the aforementioned subdivision, South 29°15' West 660 feet to the northerly line of a 45 foot road, called "Mill Road", thence running across said road and along the southwesterly line of Lots 210 and 217, as said lots are shown on "Novato Ranch Subdivision 'C', Amended Map No. 1" South 29°15' West 1,980 feet to the most westerly corner of Lot 217 of the aforementioned subdivision, running thence South 60°45' East 660 feet to the westerly line of a 30 foot road, called "Trumbull Road", thence crossing said road and running South 60°45' East 660 feet to the most southerly corner of Lot 218, as shown on the aforementioned map; thence leaving said corner and running South 29°15' West 1320 feet to the most westerly corner of Lot 235, of the aforementioned subdivision; thence South 29°15' West 660 feet to the most westerly corner of Lot 246 of the aforementioned subdivision; thence running South 60°45' East 1320 feet to the most southerly corner of said lot; thence running South 29°15' West 660 feet to the most westerly corner of Lot 243 of said subdivision; thence South 60°45' East 1320 feet to the most southerly corner of Lot 244 of said subdivision; thence North 29°15' East 660 feet to the most westerly corner of Lot 241 of the aforementioned subdivision; thence along the southeasterly line of Lots 241 and 242 to the centerline of Avichi Creek; running thence along said creek centerline through the following courses; South 52°35' West 79.134 feet, South 43°41' West 236.082 feet, South 36°54' West 265.122 feet, South 76°34' West 159.259 feet, South 45°40' West 195.03 feet, South 87°03' West 341.008 feet, South 88°45' West 131.142 feet, South 63°46' West 141.702 feet, South 78°22' West 158.994 feet, South 60°30' West 124.41 feet, South

Annex 1963-1

Mosquito Abatement District

8-1-63

50°05' West 186.846 feet, South 23°53' West 344.586 feet, South 46°16' West 312.246 feet, South 72°39' West 429.544 feet, South 86°26' West 272.712 feet, West 165 feet, South 84°16' West 128.89 feet; thence leaving said existing district boundary and running South 84°16' West 54.38 feet, South 74°09' West 142.56 feet, South 50°20' West 111.55 feet, South 55°58' West 325.05 feet, South 46°11' West 726.92 feet and North 79°22' West 947.76 feet to a point on the southerly line of Lot 271, as said lot is shown on that certain map entitled "Map of Novato Ranch Subdivision 'F'" recorded in Book 3 of Maps, at page 55, Marin County Official Records, thence running along the southerly and westerly line of the aforementioned subdivision through the following courses: North 58°43' West 2206.71 feet, North 31°12' East 2227.50 feet, North 0°20' East 520.28 feet, North 47°02' West 323.59 feet, North 47°02' West 26.66 feet, North 81°58' West 1764.57 feet, South 61°44' West 1204.96 feet, North 68°25' West 419.10 feet, South 85°55' West 409.20 feet, North 14°23' East 384.78 feet, North 56°02' West 368.48 feet, North 19°11' West 262.68 feet, North 12°29' East 604.56 feet, North 23°34' East 1854.60 feet, North 18°41' West 256.08 feet, North 24°04' East 1151.04 feet, to the most westerly corner of Lot 16, as said lot is shown on that certain map entitled "Map of Novato Ranch Subdivision 'E', Amended Map No. 1", recorded in Book 3 of Maps at Page 54, Marin County Official Records, thence running North 88°07' West 2075.37 feet, North 1°00' West 1390.62 feet and North 5318.3 feet to the centerline of Novato Creek; thence leaving said centerline and running North 39°30' West 300 feet more or less to the southerly line of the Novato-Hicks Valley Road; thence running along said road line easterly and southerly to the point of beginning.

LOCAL AGENCY FORMATION COMMISSION
Civic Center
San Rafael, California

December 17, 1963

Mosquito Abatement District
201 - 3rd Street
San Rafael, California

Gentlemen:

After public hearing the Marin County Local Agency Formation Commission at its regular meeting on December 12, 1963 unanimously approved, as proposed, Annexation 1963-1 to the Marin County Mosquito Abatement District.

- the following
Proceedings required under law to complete this annexation may now be continued.

Very truly yours,

B. W. BROEMMEL
Chairman, Local Agency Formation Commission

BB:ds

cc: County Clerk
County Counsel

FILE #: 1

FILE NAME: Annexation 1963-1

TO/FROM: Mosquito Abatement District (A);

FILE DATE: 10-21-63

APN: N/A

HEARING DATE: 12-12-63

APPROVED / DENIED ?

RESOLUTION#: N/A

SOI RESOLUTION#: N/A

EFFECTIVE DATE: 12-12-63 ?

COMMENTS: 1563 acres between
Nov. Blvd, Suro Ave + Vineyard Rd
(Novato Area)

File

LOCAL AGENCY FORMATION COMMISSION
Civic Center
San Rafael, California

November 26, 1963

Board of Supervisors
County of Marin
Civic Center
San Rafael, California

Gentlemen:

The Marin County Local Agency Formation Commission has received a notice of intention from the Marin County Mosquito Abatement District, to annex the area generally described as:

1563 acres south of Novato Boulevard, adjacent to and east of Stafford Lake including the Pleasant Hill subdivision and adjoining agricultural land.

In accordance with law all local agencies located within three miles of an annexation must be notified of the annexation hearing. The following agencies, all within three miles of the proposed annexation, are controlled by your Board:

Flood Control Zone No. 1
Novato Lighting District
County Library District

*and the County
Library District, controlled by
your board*

Therefore, notice is hereby given that a hearing on the proposed annexation will be held by the Local Agency Formation Commission in the Board of Supervisors in Civic Center at 8:00 a.m. on Thursday, December 12, 1963.

Very truly yours,

B.W.

BERT BROEMMEL

Chairman, Local Agency Formation Commission

BB:ds

LOCAL AGENCY FORMATION COMMISSION
Civic Center
San Rafael, California

November 26, 1963

Novato Fire District
1000 Grant Avenue
Novato, California

Sanitary District No. 6
c/o Mr. A. M. Tresch
P. O. Box 525
Novato, California

North Marin County Water District
834 Vallejo Avenue
Novato, California

Bay Area Air Pollution District
1480 Mission Street
San Francisco 3, California

Marin General Hospital District
250 Bon Air Road
San Rafael, California

City of Novato
Sherman and Delong Avenue
Novato, California

Gentlemen:

The Marin County Local Agency Formation Commission has received a notice of intention from the Marin County Mosquito Abatement District, to annex the area generally described as:

1563 acres south of Novato Boulevard, adjacent to and east of Stafford Lake including the Pleasant Hill subdivision and adjoining agricultural land.

In accordance with law, your agency, located within three miles of the proposed annexation, is hereby notified of a public hearing on this annexation, to be held by the Local Agency Formation Commission in the Board of Supervisors Chambers in Civic Center at 8:00 a.m. on Thursday, December 12, 1963.
(MARIN COUNTY)

Additional information may be obtained by contacting John Barrows, Assistant County Administrator, at 479 - 1100, Extension 318.

Very truly yours,

B.W.
BERT BROEMMEL
Chairman, Local Agency Formation Commission

BB:ds

COUNTY COUNSEL OF MARIN COUNTY

E. WARREN MCGUIRE
COUNTY COUNSEL

DOUGLAS J. MALONEY
ASSISTANT

RICHARD V. GODINO
DEPUTY

SUITE 335 CIVIC CENTER

SAN RAFAEL, CALIFORNIA

October 21, 1963

TELEPHONE:

479-1100

FILE NO.

Local Agency Formation Commission
c/o Alan Bruce, County Administrator
Civic Center
San Rafael, California

Re: Proposed Annexation - Mosquito
Abatement District

Gentlemen:

I am enclosing herewith a Notice of Intention for annexation, from the Marin County Mosquito Abatement District. Also enclosed as an exhibit thereto are map and description of the area proposed for annexation.

Approval of the Boundary Commission has already been given as to this parcel.

Very truly yours,



RICHARD V. GODINO
Deputy County Counsel

RVG:tls

cc: G. Paul Jones, Manager,
Mosquito Abatement District

NOTICE OF INTENTION

TO THE LOCAL AGENCY FORMATION COMMISSION, CIVIC CENTER,
SAN RAFAEL, CALIFORNIA

Gentlemen:

Notice is hereby given of intention to annex territory
to the following local agency: MARIN COUNTY MOSQUITO ABATEMENT
DISTRICT.

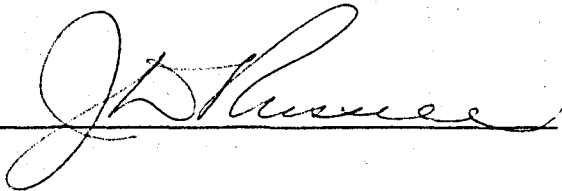
Statutory provisions under which annexation is proposed:
Section 2333.6, Health and Safety Code.

A map and legal description of the specific boundaries
of the territory proposed to be annexed are attached hereto and
made a part hereof by this reference.

Notice and other communications regarding this annexation
may be directed to the Mosquito Abatement District at 201 - 3rd
Street, San Rafael, California.

Dated: _____

10/10/63



JUSTIFICATION OF PROPOSAL
FOR REVIEW BY
LOCAL AGENCY FORMATION COMMISSION

Chapters 6.5 and 6.6 of Part 1, Division 2, Title 5 of the Government Code charge the Local Agency Formation Commission with responsibility for the review and evaluation of proposals for the formation of, or annexation to, local agencies. As provided in the sections of the code referred to above, the factors to be considered by the Commission in reviewing such proposals shall include but not be listed to:

- (1) Population; population density; land area and land uses; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.
- (2) Need for organized community services; and present cost and adequacy of governmental services and controls in the area; probable future needs for such services and controls; probable effect of the proposed formation and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.
- (3) The effect of the proposal, and of alternative actions, on adjacent areas, on mutual social and economic interests and on the local governmental structure of the County.

In order to facilitate the Commission's review of your proposal it will be necessary for you to complete the following questionnaire and file the same together with the appropriate notice of intention relating to your proposal. All questions must be answered; if the question is not applicable to the type of action you propose you may so state. Pursuant to the rules of the Commission, no notice of intention will be accepted for filing unless accompanied by this completed questionnaire.

November 14, 1963

Proposal Questionnaire

(Answer each question completely. Use additional pages as required.)

A. General

1. Type and designation of proposal:
Annexation
2. Statutory provisions governing proceedings.
Sections 2330-2343 California Health & Safety Code.

B. Physical Features

1. Land area: square miles 2.44 ; acres 1563 .
2. State general description of topography:
Mostly low hill area, approximately 200 acres flat land.
3. Describe "natural" boundaries: (Rivers, mountains, freeways, etc.) Bounded by Novato Blvd., Sutro Ave. and Vineyard Rd.
4. Describe drainage basins, rivers, flood control channels, etc.
Two small creeks run through area, both produce mosquitoes.
5. Describe major highway access to the area:
Access from U. S. 101 via Novato Blvd., Sutro Ave., Vineyard Rd.

C. Population and related matters.

1. Population in subject area:
Approximately 50; increasing daily.
2. Population density (i.e. per square miles, per acre.):
Estimated 20 people per sq. mile.
3. Number of registered voters:
Approximately 9; new residents not on rolls.
4. Number of dwelling units:
78 in Pleasant Hill Subdivision, plus about 15 in rest of area.
5. Proximity to other populated areas:
Near City of Novato.

6. Likelihood of significant increase in population in next 10 years:

Yes.

7. Likelihood of significant increase in adjacent areas in next 10 years:

a. In unincorporated areas: Not known

b. In incorporated areas: Yes

D. Economic factors

1. Zoning and related matters:

a. Describe the existing land use in the area which is the subject of this proposal:

Sub-division (R-1) - Dairying

b. Detail existing zoning.

Agricultural, single family and planned community

c. Describe proposed new zoning or changes in zoning, if any:

In accordance with Master Plan for Novato watershed.
Completion expected 1964-65.

2. Assessed value in area:

a. Land: \$362,520.00

b. Improvements: \$40,730.00

c. Amount of publicly owned land in area : None

3. Amount of Sales Tax collected in area:

Not known.

E. Governmental Services in area: (Describe in such detail as is appropriate to the area the existing governmental services and controls in the area including, for example, police protection, fire protection, health services, garbage and trash collection, libraries, parks and playgrounds, sewers, streets, street lighting, etc.)

County furnishes most services.

F. Need for additional governmental services or controls:

1. Describe those governmental services or controls which should be provided which are now not provided or which should be provided in increased amount in the area.

Not known.

2. Estimate probable future need for new or increased governmental services or controls in the area.

As population increases in area there will probably be more need for police and fire protection.

3. Describe how your proposal meets the need which you have described in paragraphs F, 1 and 2 above.

Marin County Mosquito Abatement District is already supplying a service to residents of the area by the control of long distance flying salt marsh mosquitoes.

4. What alternative courses of action exist for meeting the need described above? Describe and evaluate:

None

G. What revenue will your proposal require for the accomplishment of its goals and what are the prospective sources of such revenue?

Already supplying service as noted above without any financial assistance from area. Additional localized service due to future population increase, will be nominal.

H. Estimate to the best of your ability the effect of the proposal on:

1. Cost of governmental services and controls:

Annexation will add an amount to the present residents tax bill equal to 1/3 of 1% of the taxes now being paid.

2. Adequacy of governmental services and controls.

District services will be adequate.

3. Mutual social and economic interests.

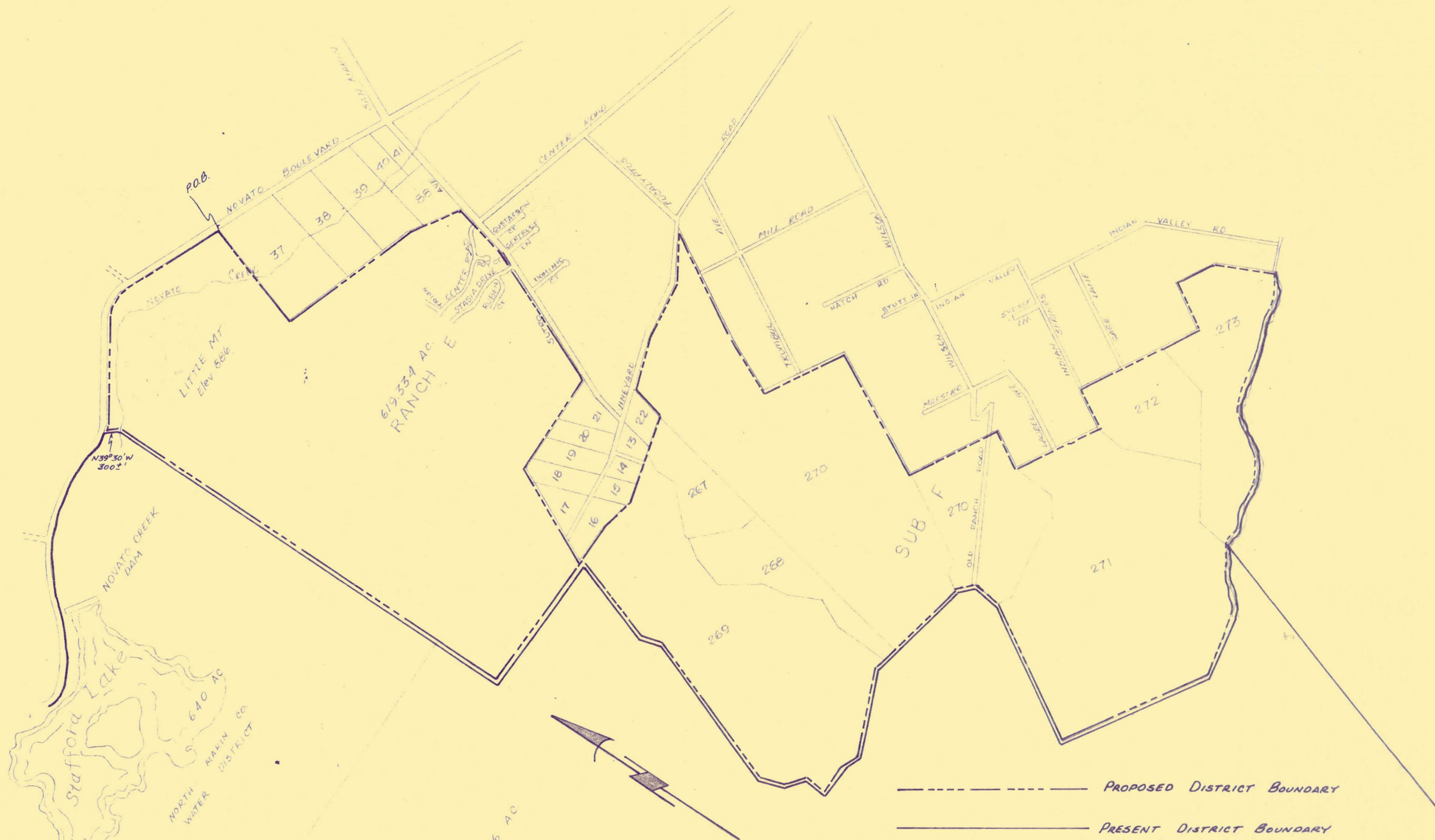
More pleasant living conditions.

4. Local governmental structure of the County.

No effect.

I. Any other comment which you wish to make:

This area proposed for annexation is now receiving a direct benefit from the activities of the Marin County Mosquito Abatement District because of the mosquito breeding sources being controlled in the area to protect District residents and also because of the fact that salt marsh mosquitoes would migrate into the area if they were not being controlled in the marshlands north of Novato. This annexation in effect will mean that residents in the annexed area will be paying towards a service they are already receiving.



COUNTY OF MARIN DEPARTMENT OF PUBLIC WORKS MARIN COUNTY MOSQUITO ABAT. DISTRICT				ANNEX 1963-1	
DRAWN <i>B.M.E.</i>				APPROVED _____ 19____	
CHECKED <i>W.C.W.</i>				DIRECTOR OF PUBLIC WORKS	
DATE 8-22-63				PROJ. No. _____	
SCALE 1"=1320'				FILE _____	

