



**Local Agency Formation Commission of Napa County**  
Subdivision of the State of California

1030 Seminary Street, Suite B  
Napa, California 94559  
Phone: (707) 259-8645  
Fax: (707) 251-1053  
www.napa.lafco.ca.gov

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*We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture*

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**Agenda Item 6c**

**TO:** Local Agency Formation Commission

**PREPARED BY:** Brendon Freeman, Analyst

**MEETING DATE:** June 1, 2015

**SUBJECT:** Garfield Lane No. 4 Annexation to the Napa Sanitation District

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**RECOMMENDATION**

Adopt the resolution (Attachment One) making California Environmental Quality Act (CEQA) findings and approving the proposed annexation. Standard approval conditions are included in the resolution.

**SUMMARY**

The Commission has received a proposal from a representative of a landowner requesting the annexation of approximately 1.0 acres of incorporated territory comprising one entire parcel to the Napa Sanitation District (NSD). The subject parcel is partially developed with one single-family residence located at 40 Garfield Lane in the City of Napa and within NSD's sphere of influence. The County Assessor identifies the subject parcel as 038-160-016 (hereinafter referred to as "affected territory"). The purpose of the proposed annexation is to facilitate the development of the affected territory to include up to six total single-family residences as contemplated in the applicant's tentatively approved project.

**ANALYSIS**

BACKGROUND

The landowner of 40 Garfield Lane recently initiated a development project with the City of Napa (Old Vine Way Subdivision) and received tentative approval to develop the affected territory to include up to six total single-family residences. One existing single-family residence is located on the affected territory, which is proposed to remain undisturbed. The landowner's tentative approval from the City includes a condition that the affected territory first be annexed to NSD to ensure the six residences will have access to adequate and appropriate levels of public sewer services from the District. Accordingly, a representative for the landowner (Ryan Gregory) has filed an annexation proposal for purposes of extending NSD's public sewer services to the affected territory.

The affected territory has been assigned a *Single-Family Residential* General Plan land use designation and has been zoned as *Residential Single – 5* by the City. NSD has provided assurances that the District can provide public sewer services to the affected territory without adversely impacting existing ratepayers in terms of costs or service levels.

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Juliana Inman, Chair  
Councilmember, City of Napa

Greg Pitts, Commissioner  
Councilmember, City of St. Helena

Joan Bennett, Alternate Commissioner  
Councilmember, City of American Canyon

Diane Dillon, Vice Chair  
County of Napa Supervisor, 3rd District

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Brian J. Kelly, Commissioner  
Representative of the General Public

Gregory Rodeno, Alternate Commissioner  
Representative of the General Public

Peter Banning  
Interim Executive Officer

**PROTEST PROCEEDINGS**

Protest proceedings shall be waived in accordance with G.C. Section 56662(a) given that the affected territory is uninhabited, all landowners have provided their written consent, and no written opposition to a waiver of protest proceedings has been received by any agency.

**CEQA**

The proposed annexation is categorically exempt from further environmental review under California Code of Regulations, Title 14, Section 15332 (“Class 32”), which provides an exemption for infill development projects on the basis that the project would not result in any significant effect on the environment. A Class 32 exemption consists of projects characterized as infill development meeting the conditions described in the attached CEQA exemption justification for the Old Vine Way Subdivision (Attachment Four).

**ATTACHMENTS**

- 1) Draft Resolution Approving the Proposal
- 2) Proposal Consistency with Government Code Sections 56668 and 56668.3
- 3) Application Materials
- 4) Old Vine Way Subdivision: CEQA Exemption Justification

RESOLUTION NO. \_\_\_\_\_

**RESOLUTION OF  
THE LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY  
MAKING DETERMINATIONS**

**GARFIELD LANE NO. 4 ANNEXATION TO  
THE NAPA SANITATION DISTRICT**

**WHEREAS**, the Local Agency Formation Commission of Napa County, hereinafter referred to as the “Commission,” is responsible for regulating boundary changes affecting cities and special districts under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

**WHEREAS**, an application by Ryan Gregory, representative of the landowner, proposing the annexation of territory to the Napa Sanitation District has been filed with the Commission’s Executive Officer, hereinafter referred to as “Executive Officer,” in a manner provided by law; and

**WHEREAS**, the proposal seeks Commission approval to annex approximately 1.0 acres of incorporated land within the City of Napa to the Napa Sanitation District and represents one entire parcel located at 40 Garfield Lane and identified by the County of Napa Assessor’s Office as 038-160-016; and

**WHEREAS**, the Executive Officer reviewed said proposal and prepared a written report, including his recommendations thereon; and

**WHEREAS**, said proposal and the Executive Officer’s report have been presented to the Commission in a manner provided by law; and

**WHEREAS**, the Commission heard and fully considered all the evidence presented at a public meeting held on said proposal on June 1, 2015; and

**WHEREAS**, the Commission considered all the factors required by law under Sections 56668 and 56668.3 of the California Government Code; and

**WHEREAS**, the Commission found the proposal consistent with the sphere of influence established for the Napa Sanitation District; and

**WHEREAS**, the Commission determined to its satisfaction that all owners of land included in said proposal consent to the subject annexation; and

**WHEREAS**, in accordance with applicable provisions of the California Environmental Quality Act (hereinafter “CEQA”), the Commission serves as lead agency for the annexation and has determined the annexation is a “project” subject to CEQA. The annexation is categorically exempt from further environmental review under California Code of Regulations, Title 14, Section 15332. This code section exempts infill development projects; and

**NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER** as follows:

1. The Commission’s determinations on the proposal incorporate the information and analysis provided in the Executive Officer’s written report.
2. The Commission serves as lead agency for the annexation as it relates to complying with the provisions of CEQA. Staff has determined the annexation is a “project” subject to CEQA and has found the annexation is categorically exempt from further environmental review under California Code of Regulations, Title 14, Section 15332, which provides a categorical exemption for infill development projects. The Commission’s findings are based on its independent judgment and analysis. The records upon which these findings are made are located at the Commission office at 1030 Seminary Street, Suite B, Napa, California 94559.
3. The proposal is APPROVED subject to completion of item number 11 below.
4. This proposal is assigned the following distinctive short-term designation:

**GARFIELD LANE NO. 4 ANNEXATION TO  
THE NAPA SANITATION DISTRICT**

5. The affected territory is shown on the attached map and is more precisely described in the attached Exhibit “A”.
6. The affected territory so described is uninhabited as defined in California Government Code Section 56046.
7. The Napa Sanitation District utilizes the regular assessment roll of the County of Napa.
8. The affected territory will be taxed for existing general bonded indebtedness of the Napa Sanitation District.
9. The proposal shall be subject to the terms and conditions of the Napa Sanitation District.
10. The Commission authorizes conducting authority proceedings to be waived in accordance with California Government Code Section 56662(a).
11. Recordation is contingent upon receipt by the Executive Officer of the following:

- (a) A final map and geographic description of the affected territory determined by the County Surveyor to conform to the requirements of the State Board of Equalization.
- (b) Payment of any and all outstanding fees owed to the Commission and/or other agencies involved in the processing of this proposal.
- (c) Written confirmation by Napa Sanitation District that its terms and conditions have been satisfied.

12. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be recorded within one calendar year unless an extension is requested and approved by the Commission.

The foregoing resolution was duly and regularly adopted by the Commission at a regular meeting held on the June 1, 2015, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSTAIN: Commissioners

ABSENT: Commissioners

ATTEST: Kathy Mabry  
Commission Secretary

#4745

Forty Garfield Subdivision Annexation

EXHIBIT A  
LEGAL DESCRIPTION

**DRAFT**

GARFIELD LANE DISTRICT ANNEXATION # \_\_\_\_\_  
NAPA SANITATION DISTRICT

Beginning at the most eastern corner of the Garfield Lane District Annexation to Napa Sanitation District;

Thence, (1) North  $32^{\circ} 13' 30''$  West 476.00 feet along the existing district boundary;

Thence, (2) North  $58^{\circ} 00' 30''$  East 85.02 feet along the existing district boundary;

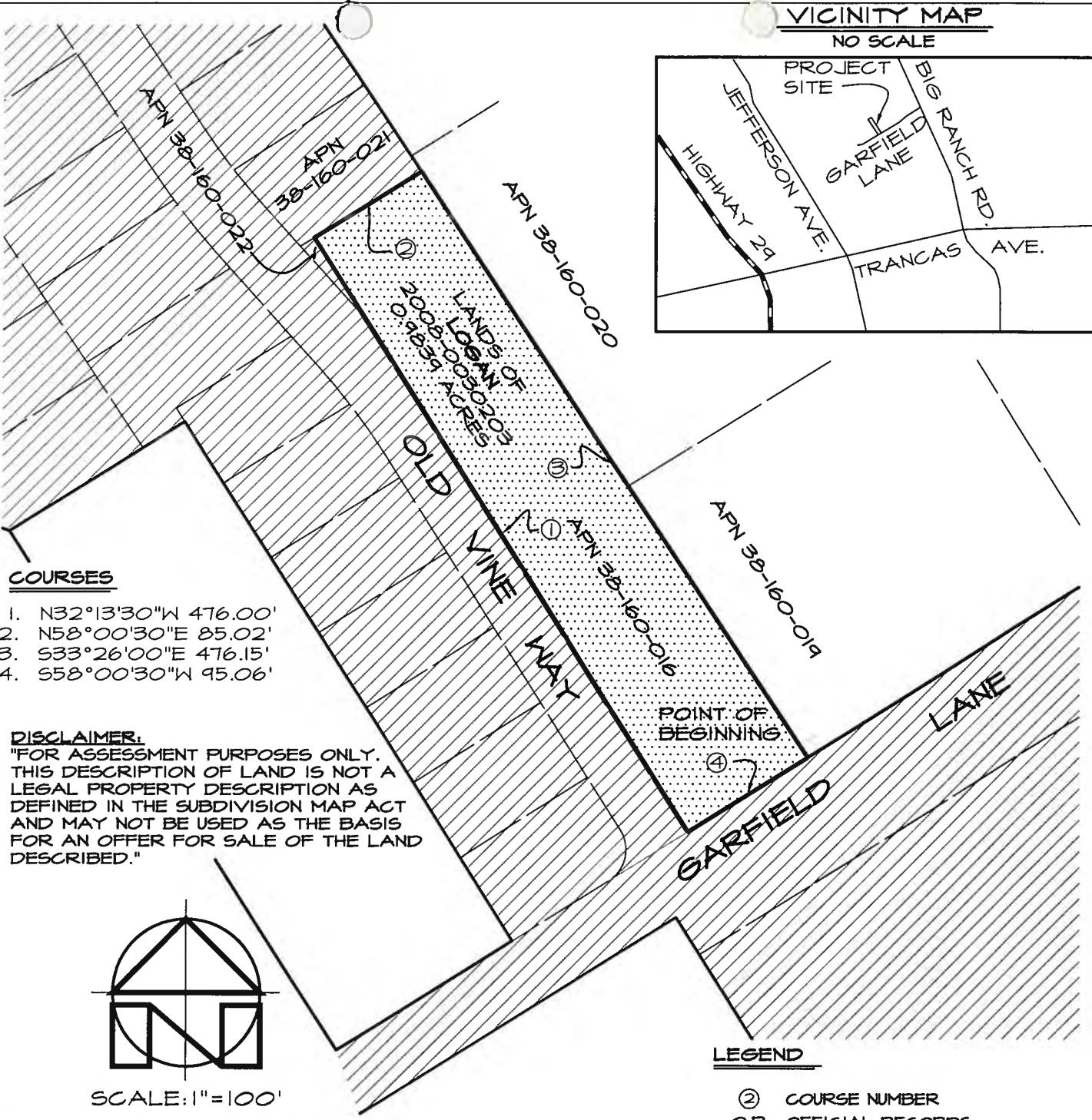
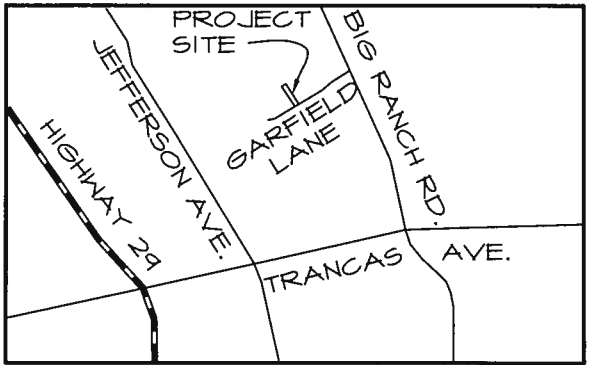
Thence, leaving the existing district boundary (3) South  $33^{\circ} 26' 00''$  East 476.15 feet to the existing district boundary;

Thence, (4) South  $58^{\circ} 00' 30''$  West 95.06 feet along the existing district boundary to the Point of Beginning and containing 0.98 acres of land, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

VICINITY MAP

NO SCALE

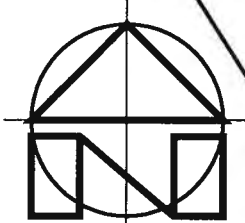


COURSES

- 1. N32°13'30"W 476.00'
- 2. N58°00'30"E 85.02'
- 3. S33°26'00"E 476.15'
- 4. S58°00'30"W 95.06'

DISCLAIMER

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED."



SCALE: 1" = 100'



LEGEND

- ② COURSE NUMBER
- O.R. OFFICIAL RECORDS
- [Hatched Box] EXISTING NAPA SANITATION DISTRICT BOUNDARY
- [Dotted Box] PROPOSED ANNEXATION TO NAPA SANITATION DISTRICT

EXHIBIT "B"

MAP DELINEATING THE BOUNDARY OF GARFIELD LANE DISTRICT ANNEXATION # \_\_\_\_ TO THE NAPA SANITATION DISTRICT

CONTAINING APPROXIMATELY 0.98 ACRES BEING A PORTION OF NAPA RANCHO, NAPA COUNTY, CALIFORNIA

PREPARED BY:



1515 Fourth Street  
Napa, Calif. 94554  
v 707.252.3301  
f 707.252.4466

DRAFT

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**ATTACHMENT TWO**

***Proposed Garfield Lane No. 4 Annexation to the Napa Sanitation District:  
Proposal Consistency with Government Code §56668 and §56668.3***

G.C. Sections 56668 and 56668.3 require the Commission to consider 16 specific factors anytime it reviews proposals for change of organization or reorganization involving special districts. No single factor is determinative and the intent is to provide a baseline for LAFCOs in considering boundary changes in context to locally adopted policies and practices. 40 Garfield Lane will hereinafter be referred to as "the affected territory."

***(1) Population and population density; land area and land use; 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 areas, during the next 10 years.***

The affected territory is currently partially developed with one single-family residence and has a population of one. Annexation of the affected territory would help facilitate the construction of up to six new single-family residences and result in a future buildout population of 16. The City of Napa assigns a residential General Plan designation and zoning standard for the affected territory. These land use designations restrict the potential development of the affected territory to a maximum of six single-family residences.

All adjacent areas to the immediate north, west, and south are already built-out as allowed under the City's land use authority. Adjacent lands to the immediate east of the affected territory are undeveloped and could potentially be built-out in the future to include a maximum of 16 total new single-family residences. However, annexation of the affected territory is not expected to induce development of lands to the east or result in significant growth in the area.

***(2) The need for municipal services; the present cost and adequacy of municipal services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.***

The affected territory is partially developed and located within the City of Napa's jurisdictional boundary and is therefore already eligible to receive public water, fire protection/emergency medical, and law enforcement services. Core municipal services that will still be needed within the affected territory based on its anticipated residential land uses are limited to sewer. Upon annexation and development, the affected territory will receive public sewer services from NSD.

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Juliana Inman, Chair  
Councilmember, City of Napa

Greg Pitts, Commissioner  
Councilmember, City of St. Helena

Joan Bennett, Alternate Commissioner  
Councilmember, City of American Canyon

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Representative of the General Public

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Representative of the General Public

Peter Banning  
Interim Executive Officer



***(3) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on local governmental structure.***

The proposal would recognize and strengthen existing social and economic ties between NSD and the affected territory that were initially established in 1975 when the Commission included the affected territory in NSD's sphere of influence.

***(4) The conformity of the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in G.C. Section 56377.***

The proposal is consistent with the Commission's General Policy Determinations. This includes consistency with the predominantly residential land use designation for the affected territory, avoidance of premature conversion of agricultural uses, and consistency with NSD's adopted sphere of influence. Therefore, the proposal does not conflict with G.C. Section 56377.

***(5) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by G.C. Section 56016.***

Proposal will have no effect given that the affected territory does not qualify as "agricultural land" under LAFCO law.

***(6) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.***

The proposal includes all of the property identified by the County of Napa Assessor's Office as 038-160-016. Annexation would not result in the creation of any islands or corridors of unincorporated territory.

***(7) Consistency with the city or county general plans, specific plans, and adopted regional transportation plan.***

The proposal and underlying development project are consistent with the City of Napa General Plan designation of *Single-Family Residential* and zoning as *Residential Single*. The Metropolitan Transportation Commission's regional transportation plan (RTP) was updated in 2013 and outlines specific goals and objectives to direct public transportation infrastructure in the Bay Area through 2040. No projects are included in the RTP involving the affected territory. Accordingly, the proposal impact is neutral with respect to the RTP.

***(8) The sphere of influence of any local agency affected by the proposal.***

The affected territory is located entirely within NSD's sphere of influence, which was most recently comprehensively updated by the Commission in August 2006 and is currently under comprehensive review as part of item 7b on today's agenda.

***(9) The comments of any affected local agency or other public agency.***

No comments received.

***(10) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.***

Information collected and analyzed in the Commission's recent municipal service review on NSD concluded the District has established adequate administrative controls and capacities in maintaining appropriate service levels. This includes regularly reviewing and amending – as needed – NSD's two principal user fees to ensure the sewer system remains solvent and sufficiently capitalized to accommodate future demands: (a) connection fees and (b) user fees. The connection fee is currently \$8,723 and serves as NSD's buy-in charge for new customers to contribute their fair share for existing and future facilities necessary to receive sewer service. The annual user fee for a single-family unit is currently \$470 and is intended to proportionally recover NSD's ongoing maintenance and operation expenses.

***(11) Timely availability of water supplies adequate for projected needs as specified in G.C. Section 65352.5.***

Proposal approval and development of the affected territory would generate new water demand for Napa. Napa's available water supplies are drawn from three separate sources: 1) Lake Hennessey; 2) Milliken Reservoir; and 3) the State Water Project. Napa's most recent Urban Water Management Plan (UWMP) was adopted in 2011 and estimates the total annual water supply generated from these three sources during normal conditions and based on historical patterns is 31,340 acre-feet. These historical patterns also indicate the total annual water supply decreases to 19,896 and 13,533 acre-feet during multiple and single dry year conditions, respectively.

Information provided in the UWMP identifies Napa's available water supplies are more than sufficient in accommodating both current annual demands – 13,889 acre-feet – and the projected new demands within the affected territory – 2.3 acre-feet – during normal and multiple dry year conditions. Napa's available water supplies, however, are deficient under current estimated single dry years; a deficit that would be slightly increased with approval of the proposal along with the development of up to six new residences as contemplated in the applicant's tentatively approved development project. Napa, accordingly, has established conservation efforts within its UWMP to address the projected deficiency during single dry years. These factors provide reasonable assurances of Napa's ability to effectively accommodate water demands with the minimal increases tied to the affected territory in accordance with G.C. Section 65352.5.

***(12) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments.***

The proposal could potentially result in a benefit to Napa with respect to achieving the City's fair share of the regional housing need as a result of the eventual development of the affected territory as contemplated in the applicant's tentatively approved residential development project.

***(13) Any information or comments from the landowner or owners, voters, or residents of the affected territory.***

The landowner is the petitioner seeking the annexation. NSD has provided a resolution of approval in support of the annexation.

***(14) Any information relating to existing land use designations.***

City General Plan: *Single-Family Residential*  
City Zoning Ordinance: *Residential Single – 5*

***(15) The extent to which the proposal will promote environmental justice***

There is no documentation or evidence suggesting the proposed annexation will have any implication for environmental justice in Napa County.

***(16) For annexations involving special districts, whether the proposed action will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.***

Proposal approval would help facilitate an appropriate residential use of the affected territory as contemplated in the landowner's tentatively approved development project.

***Napa LAFCO adopted policies on annexations involving special districts.***

Consistent.

## FORM B

Date Filed:

3/31/15

Received By:

BF

## PETITION FOR PROPOSAL

For Filing with the Local Agency Formation Commission of Napa County

A proposal for a change of organization made by a landowner or registered voter shall be initiated by petition. The petition shall state the nature of the proposal and all associated proposed changes of organization. It shall also state the reason for the proposal and enumerate and include supporting information as required under Government Code Section 56700. The petition must be submitted to the Executive Officer for filing within 60 days after the last signature is affixed. Applicants are encouraged to use this form.

## Nature of Proposal and All Associated Changes of Organization:

TO CONSTRUCT A 6-LOT RESIDENTIAL SUBDIVISION PROJECT  
AND BE SERVED BY NSD WITH SEWER SERVICE.

## Description of Boundaries of Affected Territory Accompanied by Map:

SEE ATTACHED MAP AND DESCRIPTION.

## Reason for Proposal and Any Proposed Conditions:

TO ANNEX INTO THE NAPA SANITATION DISTRICT FOR SEWER  
SERVICE. PROJECT APPROVED ON FEB. 17, 2015 AND NSD  
CONDITIONS OF APPROVAL ARE AVAILABLE IN CITY RESOLUTION R2015 22.

## Type of Petition:

 Landowner

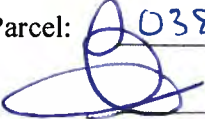
 Registered Voter

## Sphere of Influence Consistency:

 Yes

 No

**If Landowner Petition, Complete the Following:**

1) Name: GENE CIABATTARI  
Mailing Address: 1775 LINCOLN AVE. NAPA CA 94559  
Assessor Parcel: 038-160-016 ~~038-051-020~~  
Signature:  Date: 3-24-15

2) Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Assessor Parcel: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

3) Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Assessor Parcel: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**If Registered Voter Petition, Complete the Following:**

1) Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Resident Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

2) Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Resident Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

3) Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Resident Address: \_\_\_\_\_  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

FORM D

JUSTIFICATION OF PROPOSAL  
Change of Organization/Reorganization

I. APPLICANT INFORMATION

A. Name: GENE CIABATTARI  
 Contact Person Agency/Business (If Applicable)

Address: 1775 LINCOLN AVE. NAPA CA 94559  
 Street Number Street Name City Zip Code

Contact: 707-259-5272 707-252-9578 GENE@MSINAPA.COM  
 Phone Number Facsimile Number E-Mail Address

B. Applicant Type: (Check One)  Local Agency  Registered Voter  Landowner

II. PROPOSAL DESCRIPTION

A. Affected Agencies: NAPA SANITATION DISTRICT  
 Name Address

Name Address

Name Address

Use Additional Sheets as Needed

B. Proposal Type: (Check as Needed)  Annexation  Detachment  City Incorporation  District Formation

City/District Dissolution  City/District Merger  Service Activation (District Only)  Service Divestiture (District Only)

C. Purpose Statement: (Specific) TO CONSTRUCT A 6-LOT RESIDENTIAL SUBDIVISION PROJECT AND BE SERVED BY NSD WITH SEWER SERVICE.

**III. GENERAL INFORMATION**

**A. Location:**

<u>40 GARFIELD LANE</u>	<u>038-160-016</u>	<u>0.98</u>
Street Address	Assessor Parcel Number	Acres
<del><u>NONE</u></del>	<del><u>038 671 022</u></del>	<del><u>0.02</u></del>
Street Address	Assessor Parcel Number	Acres
Street Address	Assessor Parcel Number	Acres
Street Address	Assessor Parcel Number	Acres

Total Location Size  
(Including Right-of-Ways) \_\_\_\_\_

**B. Landowners:**

- (1) Assessor Parcel Number : 038-160-016  
~~XXXXXXXXXXXX~~ Name: GENE CIABATTARI  
 Mailing Address: 1775 LINCOLN AVE NAPA CA 94559  
 Phone Number: 707-259-5222 E-mail: GENE@MSI.NAPA.COM
- (2) Assessor Parcel Number : \_\_\_\_\_ Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_
- (3) Assessor Parcel Number : \_\_\_\_\_ Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_
- (4) Assessor Parcel Number : \_\_\_\_\_ Name: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

*Use Additional Sheets As Needed*

**C. Population:**

- (1) Total Number of Residents: 1
- (2) Total Number of Registered Voters: \_\_\_\_\_

**D. Land Use Factors:**

- (1a) County General Plan Designation: \_\_\_\_\_
- (1b) County Zoning Standard: \_\_\_\_\_
- (2a) Applicable City General Plan Designation: SFR 33 C
- (2b) Applicable City Rezoning Standard: RS 5

**E. Existing Land Uses:**  
(Specific)

EXISTING SINGLE-FAMILY HOUSE AND  
ACCESSORY STRUCTURES

\_\_\_\_\_

\_\_\_\_\_

**F. Development Plans:**

- (1a) Territory Subject to a Development Project?  Yes  No
  - (1b) If Yes, Describe Project: 6-LOT SUBDIVISION : APPROVED  
FEB 17, 2015 (CITY RESOLUTION R2015 22)
  - (1c) If No, When Is Development Anticipated? \_\_\_\_\_
- \_\_\_\_\_

**G. Physical Characteristics:**

- (1) Describe Topography: FLAT
  - (2) Describe Any Natural Boundaries: NONE
  - (3) Describe Soil Composition and Any Drainage Basins: NONE
  - (4) Describe Vegetation: NONE
- \_\_\_\_\_
- \_\_\_\_\_

**H. Williamson Act Contracts**  
(Check One)

Yes

No



**IV. GOVERNMENTAL SERVICES AND CONTROLS**

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**A. Plan For Providing Services:**

(1) Enumerate and Describe Services to Be Provided to the Affected Territory:

ONE 4" SEWER LATERAL PER LOT (6 TOTAL)

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(2) Level and Range of Services to Be Provided to the Affected Territory:

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(3) Indication of When Services Can Feasibly Be Extended to the Affected Territory:

IMMEDIATELY

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(4) Indication of Any Infrastructure Improvements Necessary to Extend Services to the Affected Territory:

NONE

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(5) Information On How Services to the Affected Territory Will Be Financed:

PRIVATE FUNDING

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V. ENVIRONMENTAL INFORMATION

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A. Environmental Analysis

(1) Lead Agency for Proposal: CITY OF NAPA  
Name

(2) Type of Environmental Document Previously Prepared for Proposal:

- Environmental Impact Report
- Negative Declaration/Mitigated Negative Declaration
- Categorical/Statutory Exemption: IN FILL  
Type
- None

*Provide Copies of Associated Environmental Documents*

VI. ADDITIONAL INFORMATION

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A. Approval Terms and Conditions Requested For Commission Consideration:

SEE CITY RESOLUTION R2015 22

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*Use Additional Sheets As Needed*

B. Identify Up to Three Agencies or Persons to Receive Proposal Correspondence:  
(Does not include affected landowners or residents)

(1) Recipient Name: GENE CIABATTARI  
Mailing Address: 1775 LINCOLN AVE NAPA CA 94559  
E-Mail: gene @ msinapa.com

(2) Recipient Name: RYAN GREGORY  
Mailing Address: 1515 4th ST. NAPA CA 94559  
E-Mail: rgregory @ rsacivil.com

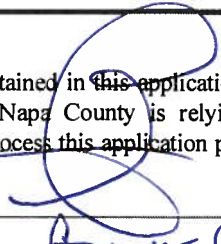
(3) Recipient Name: ROBIN GAMBLE, NSD  
Mailing Address: 1515 SOSCOL BERRY RD NAPA CA 94558  
E-Mail: rgamble @ napa san.com

**VII. CERTIFICATION**

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I certify the information contained in this application is correct. I acknowledge and agree the Local Agency Formation Commission of Napa County is relying on the accuracy of the information provided in my representations in order to process this application proposal.

**Signature:**



**Printed Name:**

Gene Ciabattini

**Title:**

President

**Date:**

3-27-15

## Indemnification Agreement

**Name of Proposal:**

Should the Local Agency Formation Commission of Napa County ("Napa LAFCO") be named as a party in any litigation (including a "validation" action under California Civil Code of Procedure 860 et seq.) or administrative proceeding in connection with a proposal, the applicant GENE CIABATTARI and/or \_\_\_\_\_ (real party in interest: the landowner) agree to indemnify, hold harmless, and promptly reimburse Napa LAFCO for:

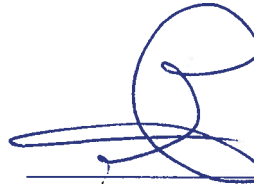
1. Any damages, penalties, fines or other costs imposed upon or incurred by Napa LAFCO, its agents, officers, attorneys, and employees from any claim, action, or proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. The Napa LAFCO Executive Officer may require a deposit of funds to cover estimated expenses of the litigation. Applicant and/or real party in interest agree that Napa LAFCO shall have the right to appoint its own counsel to defend it and conduct its own defense in the manner it deems in its best interest, and that such actions shall not relieve or limit Applicant's and/or real party in interest's obligations to indemnify and reimburse defense cost; and
  
2. All reasonable expenses and attorney's fees in connection with the defense of Napa LAFCO.

This indemnification obligation shall include, but is not limited to, expert witness fees or attorney fees that may be asserted by any person or entity, including the applicant, arising out of, or in connection with, the approval of this application. This indemnification is intended to be as broad as permitted by law.

\_\_\_\_\_  
City Representative

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date



\_\_\_\_\_  
Principal Landowner Signature

GENE CIABATTARI

\_\_\_\_\_  
Print Name

3-24-15

\_\_\_\_\_  
Date

#4745

Forty Garfield Subdivision Annexation

EXHIBIT A  
LEGAL DESCRIPTION

**DRAFT**

GARFIELD LANE DISTRICT ANNEXATION # \_\_\_\_\_  
NAPA SANITATION DISTRICT

Beginning at the most eastern corner of the Garfield Lane District Annexation to Napa Sanitation District;

Thence, (1) North  $32^{\circ} 13' 30''$  West 476.00 feet along the existing district boundary;

Thence, (2) North  $58^{\circ} 00' 30''$  East 85.02 feet along the existing district boundary;

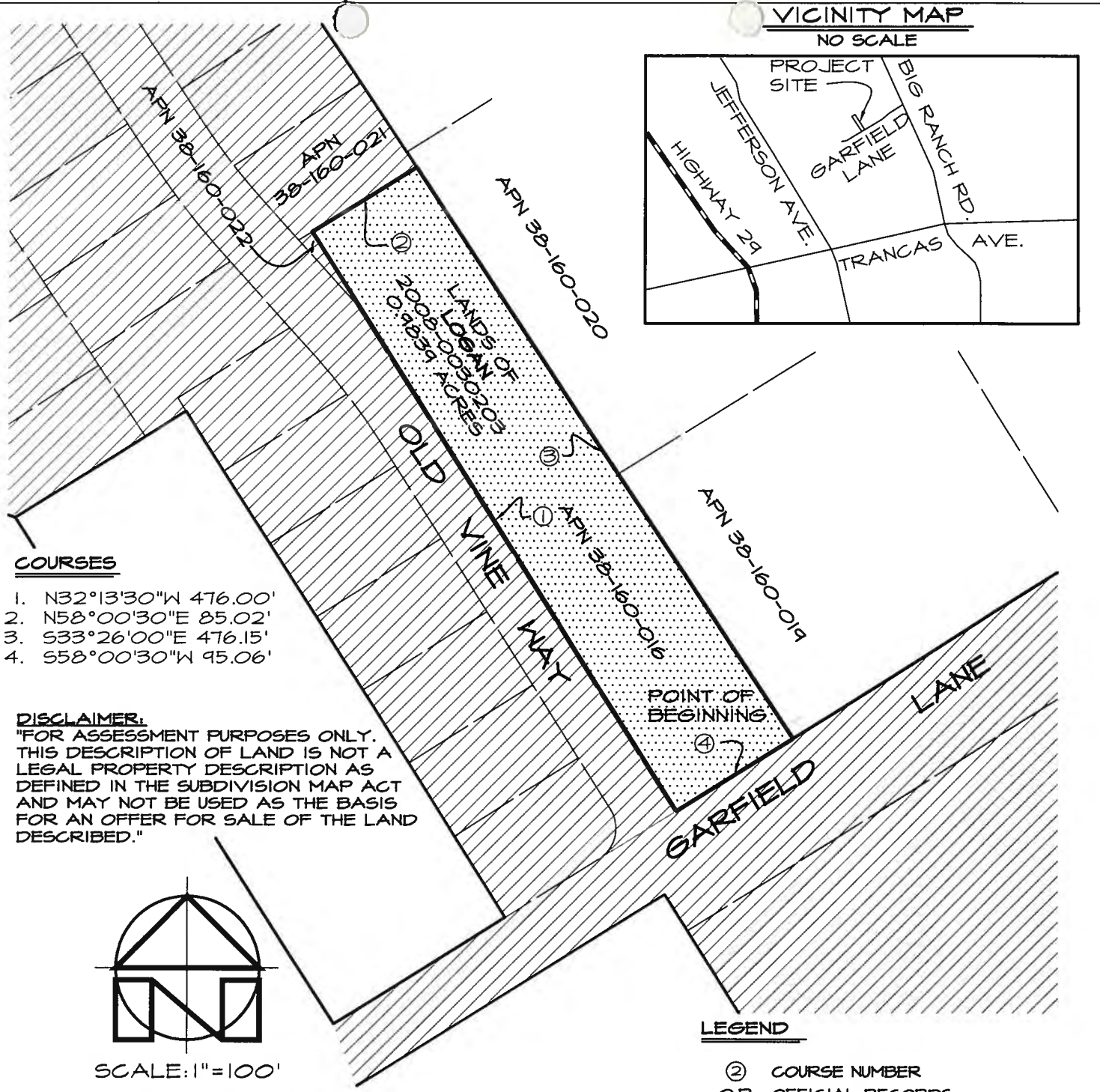
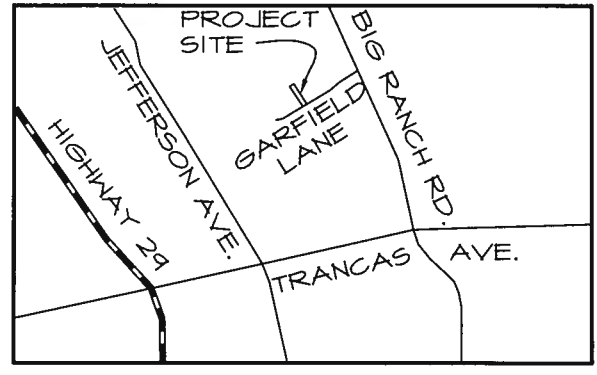
Thence, leaving the existing district boundary (3) South  $33^{\circ} 26' 00''$  East 476.15 feet to the existing district boundary;

Thence, (4) South  $58^{\circ} 00' 30''$  West 95.06 feet along the existing district boundary to the Point of Beginning and containing 0.98 acres of land, more or less.

For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

**VICINITY MAP**

NO SCALE

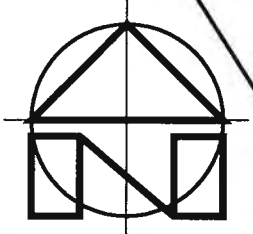


**COURSES**

1. N32°13'30"W 476.00'
2. N58°00'30"E 85.02'
3. S33°26'00"E 476.15'
4. S58°00'30"W 95.06'

**DISCLAIMER:**

"FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED."



SCALE: 1" = 100'



**LEGEND**

- ② COURSE NUMBER
- O.R. OFFICIAL RECORDS
- EXISTING NAPA SANITATION DISTRICT BOUNDARY
- PROPOSED ANNEXATION TO NAPA SANITATION DISTRICT

**EXHIBIT "B"**

MAP DELINEATING THE BOUNDARY OF GARFIELD LANE DISTRICT ANNEXATION # \_\_\_\_ TO THE NAPA SANITATION DISTRICT

CONTAINING APPROXIMATELY 0.98 ACRES BEING A PORTION OF NAPA RANCHO, NAPA COUNTY, CALIFORNIA

PREPARED BY:



1515 Fourth Street  
Napa, Calif. 94554  
v 707.252.3301  
f 707.252.4466

**DRAFT**

F:\420014745\_Logan\4745annx.dwg, 3/31/2015 3:52:24 PM, 1:1



CITY of NAPA

## INTER-OFFICE MEMORANDUM

*Planning Division*  
Community Development Department

**TO:** Brendon Freeman, *Analyst – LAFCO of Napa County*  
**COPY:** Project File  
**FROM:** Karlo Felix, *Associate Planner*  
**DATE:** Tuesday, 14 April 2015  
**SUBJECT:** **PL14-0115 – Old Vine Way Subdivision: CEQA Exemption Justification**

---

On 17 February 2015, the City of Napa adopted Resolution R2015-22 which approved a Design Review Permit and Tentative Map for the Old Vine Way Subdivision (PL14-0115); a subdivision of a 1.01 acre property at 40 Garfield Lane (APNs 038.160.016 & 038.671.002) into six single-family lots. As a part of that approval, the City determined that the project was exempt from California Environmental Quality Act (CEQA) pursuant to Section 15332 of the CEQA Guidelines (Categorical Exemptions – Class 32). The City understands that LAFCO is interested in utilizing the same exemption for an application to annex the properties into the Napa Sanitation District (NSD) and that LAFCO requires additional information to justify the use of the Exemption.

The City's use of a Class 32 Exemption, which applies to in-fill development projects, is based on the following:

- A. The subject property is located within the Single-Family Infill (SFR-33C) General Plan Designation and the Single-Family Residential (RI-5) Zoning District. The project is consistent with the SFR-33C General Plan Designation and all applicable General Plan policies which includes the following: Housing Element Policies H1.1 and H1.4, and Land Use Element Policy LU-4.5. The project is also consistent with RI-5 Zoning District and all applicable Zoning regulations which include the following: Chapters 17.08 and 17.54, and Section 17.62.050 of the Zoning Ordinance.
- B. The subject properties are located within the city limits of the City of Napa. The subject properties are 1.01 acres in size and are surrounded by urban uses, in this case, residential uses.
- C. There is no reasonable possibility that the site has value as habitat for endangered, rare, or threatened species, as it is currently developed with a residential use. The site has been disturbed and developed with a single-family house, multiple large accessory structures, a swimming pool, fencing, non-native landscaping, and hardscape. Furthermore the site is surrounded by urban uses.
- D. The project will not result in significant effects relating to traffic, noise, air quality, or water quality. The project is consistent with adopted land use and zoning designation for the site and has been designed to meet the City's design standards. Adequate public infrastructure is available to serve the project. Further, standard design measures and conditions of approval (pursuant to Policy Resolution 27) have been applied to the project as is required for other similar development within the City. Development of this area was anticipated as a part of the General Plan and the Big Ranch Road Specific Plan where potential traffic, noise, air quality, and water quality impacts were analyzed. The addition of six single-family homes is within the development intensity anticipated by these plans and is consistent with adopted policies.
- E. The project site can be served by all required utilities and public services which exist within the existing right-of-way on Old Vine Way. These utilities were placed as a part of the development of the subdivision to the north and west of the project site and in anticipation of the development of the subject properties. The project has been appropriate conditioned by utility providers (including NSD), signifying their ability to provide services to the proposed units.

A summary of these findings can also be found in the enclosed Planning Commission staff report (without Attachment 1). The attachment also includes a reduction of the project plans.



Community Development Department – Planning Division  
1600 First Street + P.O. Box 660  
Napa, CA 94559-0660

(707) 257-9530

**PLANNING COMMISSION STAFF REPORT  
JANUARY 15, 2015**

AGENDA ITEM 8.A. 14-0115-DR, TM OLD VINE WAY SUBDIVISION

**I. GENERAL INFORMATION**

PROJECT SUMMARY: Tentative map to subdivide a 1.01 acre site into six single-family lots

LOCATION OF PROPERTY: 40 Garfield Lane  
APNs 038-160-016 and 038-671-002

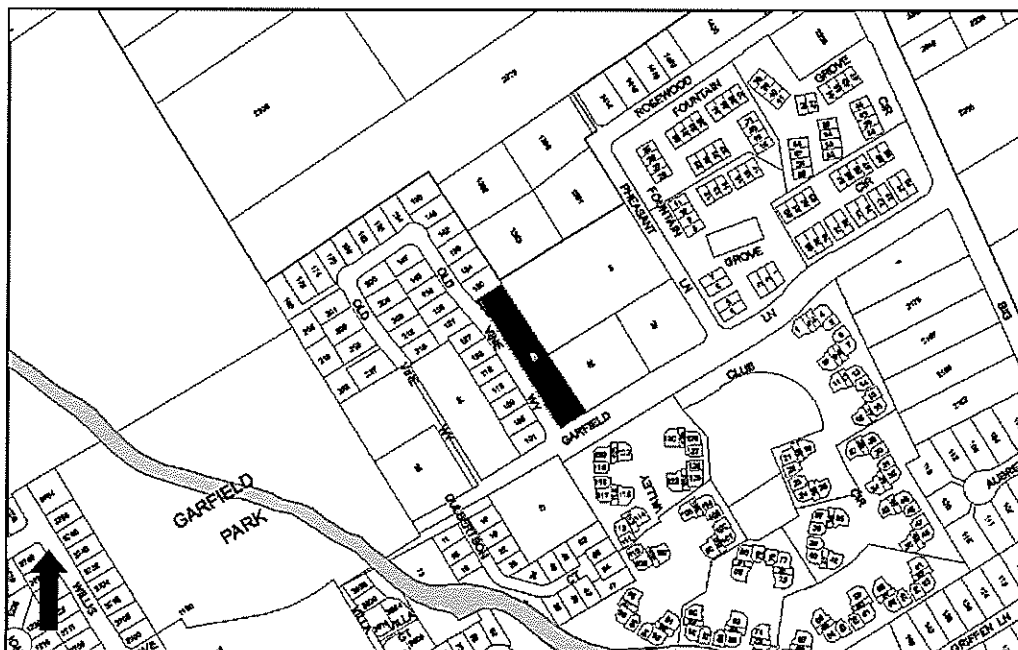
GENERAL PLAN: SFR-33C, Single-Family Residential

ZONING: RS-5, Single-Family Residential

APPLICANT/  
PROPERTY OWNER: Ryan Gregory for  
Forty Garfield Inc. Phone: (707) 252-3301  
121 Milliken Creek Drive  
Napa, CA 94558

STAFF PLANNER: Karlo Felix, Associate Planner Phone: (707) 257-9354

**LOCATION MAP**





## II. PROJECT DESCRIPTION

The Applicant is requesting approval to subdivide a 1.01 acre site into six single-family lots. The lots would be accessed from Old Vine Way. Lot sizes range from 6,441 square feet to 7,131 square feet. House plans for the development include a total of three, single-story models ranging in size from 2,032 square feet to 2,113 square feet.

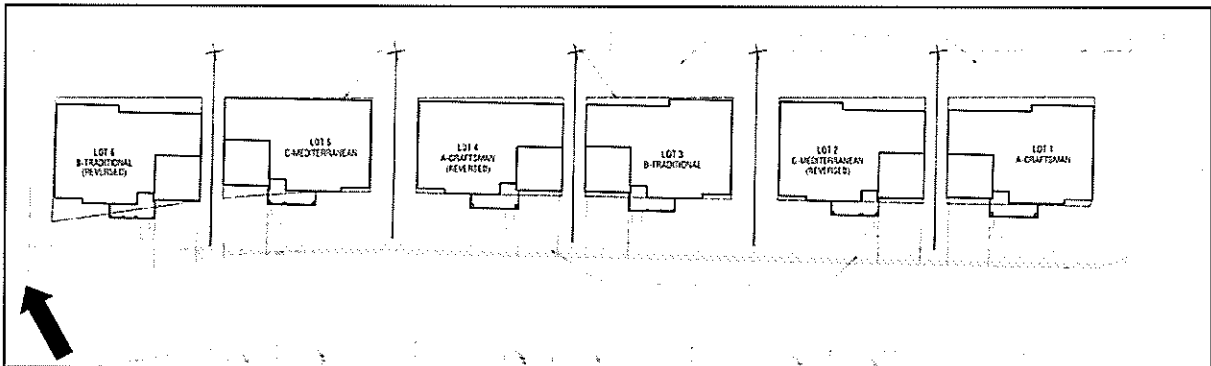
Project approvals include: (1) a Design Review Permit for the subdivision map and house plans; (2) and a Tentative Map to subdivide the 1.01 acre site into six single-family lots.

## III. PROJECT CONTEXT

The project site is located on the northeastern corner of Old Vine Way and Garfield Lane. The property is generally flat and contains a single-family home and several accessory structures that will be demolished as a part of this application. Surrounding uses are exclusively residential.

There is an open Code Enforcement case (CE1206-0083) against the property relating to an un-permitted accessory structure, solid waste accumulation, and overgrown vegetation. The draft resolution includes a proposed condition of approval to resolve these violations.

### SITE PLAN



## IV. ANALYSIS

### A. General Plan

The property is located within the SFR-33C, Single-Family Residential General Plan Designation, which allows for detached and attached single-family homes at a density of three to six units per acre. The subdivision of the 1.01 acre project site into six lots achieves a density of six units per acre, the maximum number of units permitted, consistent with the density range of this Designation.

Housing Element Policy H1.1 encourages the efficient use of land. Housing Element Policy H1.4 encourages approval of well-designed projects in the mid- to high-range of

the General Plan density. The proposed six-lot subdivision has been designed to achieve a density that is within this range on an underutilized parcel of land, consistent with Policies H1.1 and H1.4.

Land Use Element Policy LU-4.5 encourages projects to be compatible with the surrounding neighborhood. The proposed single-family use and homes are similar in size and architecture with the existing neighborhood and are compatible with existing residences in the area consistent with this policy.

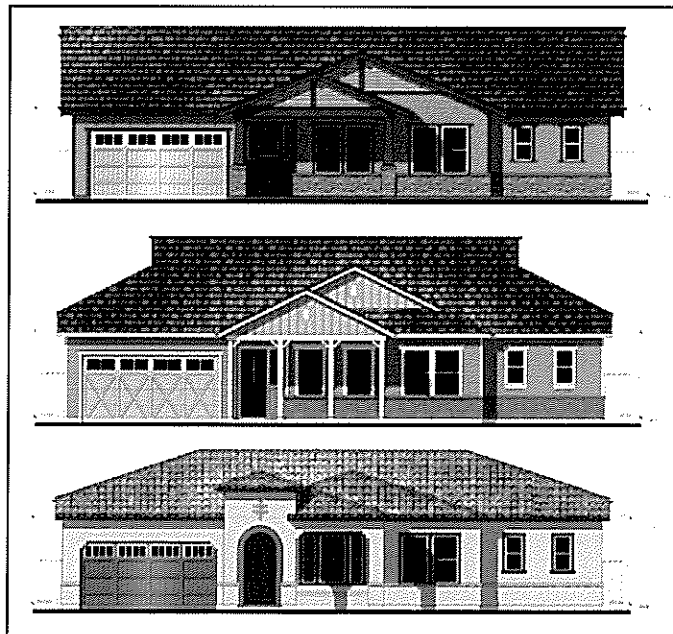
**B. Zoning**

The property is located within the RS-5, Single-Family Residential Zoning District, which permits residential development with a minimum lot size of 5,000 square feet. All of the proposed lots satisfy the minimum lot size and the development standards of the RS-5 District as illustrated in Table 1.

**TABLE 1 – PROPERTY DEVELOPMENT STANDARDS**

Criteria	Lot Area (square feet)	Height (feet)	Front Setback (feet)	Side Setback (feet)	Side Yards (feet)	Rear Yard (feet)	Lot Coverage (percentage)
<b>Standard</b>	min. 5,000	max. 30	min. 20	min. 15	min. 5 / 10	min. 20	max. 45
<b>Lot 1</b>	7,131	21.5	20.8	15.4	5.0	23.9	29.6
<b>Lot 2</b>	6,544	18.5	20.0	-	5.0/10.5	21.9	32.8
<b>Lot 3</b>	6,580	22.0	20.0	-	5.0/10.5	20.8	32.1
<b>Lot 4</b>	6,450	21.5	20.0	-	5.0/10.5	21.5	31.5
<b>Lot 5</b>	6,441	18.5	20.0	-	5.0/10.5	20.1	31.5
<b>Lot 6</b>	7,103	22.0	20.0	-	5.0/10.6	22.8	29.7

**ELEVATIONS**



## E. Design Review

Section 17.62.050 of the Zoning Ordinance requires Design Review of subdivision maps and new single-family homes within the proposed subdivision. Consistent with this requirement, the Applicant has submitted three house plans. The houses range in size from 2,032 square feet to 2,113 square feet and are all single-story.

The Residential Design Guidelines address three design principles for single-family developments. The following are the three principles, followed by Staff's analysis of the Applicant's efforts to meet each principle.

1. *Site Planning: New single-family housing and subdivisions should result in residential design and site planning that supports overall neighborhood design objectives and context.*

All the homes are oriented to the existing street and are accessed off driveways from Old Vine Way. Although the garages are only setback two feet from the front façade, they are limited to less than 30% of the house width and are setback six feet from a front porch that is 18 feet in width to reduce their appearance. Each house has a prominent front entry identified by a roof porch. Six different treatments are proposed so that no identical model with the same treatment occurs on adjacent lots. The proposed corner lot (Lots 1) is single-story and has architectural details that are carried from the front elevation to provide a consistent design when viewed from the public right-of-way. The proposed landscaping includes a mixture of ornamental trees, shrubs, and perennials. Shrubs are proposed along the southern-side of the fence with a side-on-treatment on Lot 1.

2. *Massing, Transitions, and Architectural Design: New single-family housing should be high quality architecture and provide a variety of styles and design within each block, respecting the neighborhood setting.*

The proposed architecture provides a variety of details and exterior materials that do not create any incompatible models. Lots 1 and 4 include earth-toned cement shingles, with wood accents, and wood trim. Lots 2 and 5 include earth-toned stucco as the base material with textured stucco trim. Lots 3 and 6 include earth-toned and warm-grey-toned cement siding, with metal vent accents, and wood trim. Roof styles include both hip and gable with either flat asphalt shingle tiles or concrete "S" tiles varying in color from reddish-brown to dark grey. The roof forms, whether hipped, gabled, or combinations thereof, are consistent in each house design, and all roofs have similar pitch. The stone, brick, and shingle accents are found on all elevations visible from the street. The stucco and wood trim on doors and windows are found on all four elevations. Additionally, architectural details such as gable-end grill, metal vents, and eave brackets are carried through on multiple elevations. The models are consistent in form and materials and provide an overall coherent design for the entire dwelling.

3. *Materials and Color: The choice of materials and colors should provide an enduring quality and enhance architectural and massing concepts.*

The proposed palette of materials conveys an image of quality and durability. Lots 1 and 4 include earth-toned cement shingles, with wood accents, and wood trim. Lots 2 and 5 include earth-toned stucco as the base material with textured stucco trim. Lots 3 and 6 include earth-toned and warm-grey-toned cement siding, with metal vent accents, and wood trim. Roof styles include both hip and gable with either flat asphalt shingle tiles or concrete "S" tiles varying in color from reddish-brown to dark grey.

## **V. REQUIRED FINDINGS**

The Planning Commission's decision regarding this project is subject to the required findings established in NMC Section 17.62.080, Design Review; and NMC Section 16.20.070, Tentative Map. These findings are provided in the draft resolution attached to this Staff report.

## **VI. ENVIRONMENTAL REVIEW**

Staff has determined that the project is exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15332 of the CEQA Guidelines (Categorical Exemptions; Class 32), which exempts in-fill development projects. The project is an in-fill development with the following characteristics:

1. The site has been previously developed with a house and multiple accessory structures.
2. The project is consistent with the Single-Family Infill (SFR-33C) General Plan Designation and all applicable General Plan policies as well as with the Single-Family Residential (RI-5) Zoning District and all applicable Zoning regulations.
3. The project is located within the city limits of the City of Napa, will occupy no more than five acres, and is substantially surrounded by urban uses.
4. The project site has no value as habitat for endangered, rare, or threatened species.
5. As conditioned, approval of the project will not result in significant effects relating to traffic, noise, air quality, or water quality.
6. The project site is served by all required utilities and public services.

## **VII. PUBLIC NOTICE**

Notice of the public hearing was provided by US Postal Service on December 26, 2014 to all property owners within a 500-foot radius of the subject property. Notice of the public hearing was also published in the Napa Valley Register on December 26, 2014

and provided to people previously requesting notice on the matter at the same time notice was provided to the newspaper for publication. Legal notice included a general explanation of the matter to be considered and any related permits, identification of the location of the property involved where site specific, a description of the date, time and place of the public hearing, the identity of the hearing body, and a statement consistent with the Code of Civil Procedure regarding the time limit to commence any legal challenge and matters that may be raised by such challenge.

#### **VIII. STAFF RECOMMENDATION**

Staff recommends approval of the Design Review Permit and Tentative Map based on a determination that the application is consistent with the City's General Plan, Subdivision Ordinance, and Zoning Ordinance.

#### **IX. ALTERNATIVES TO RECOMMENDATION**

1. Continue the application with direction for modifications and allow the Applicant an opportunity to prepare a revised design.
2. Recommend that the application be denied by the City Council.

#### **X. REQUIRED ACTIONS**

Final actions by the Planning Commission:

1. Forward a recommendation to the City Council to adopt a resolution approving a Design Review Permit for a subdivision map and house plans; and a Tentative Map to subdivide the 1.01 acre site into six single-family lots.

#### **XI. DOCUMENTS ATTACHED**

1. Draft City Council Resolution
2. Tentative Map, Architectural Plans, Preliminary Landscape Plan, and Materials

Prepared by:



Karlo Felix  
Associate Planner

C: Applicant



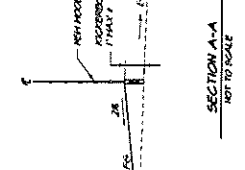
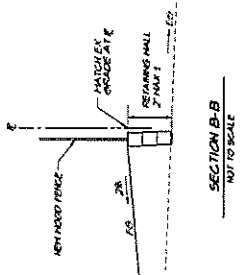
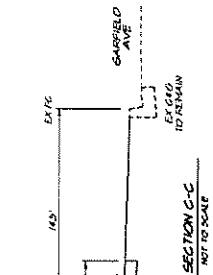
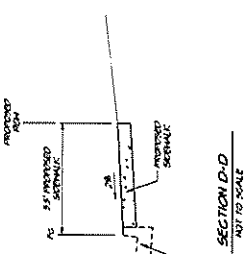
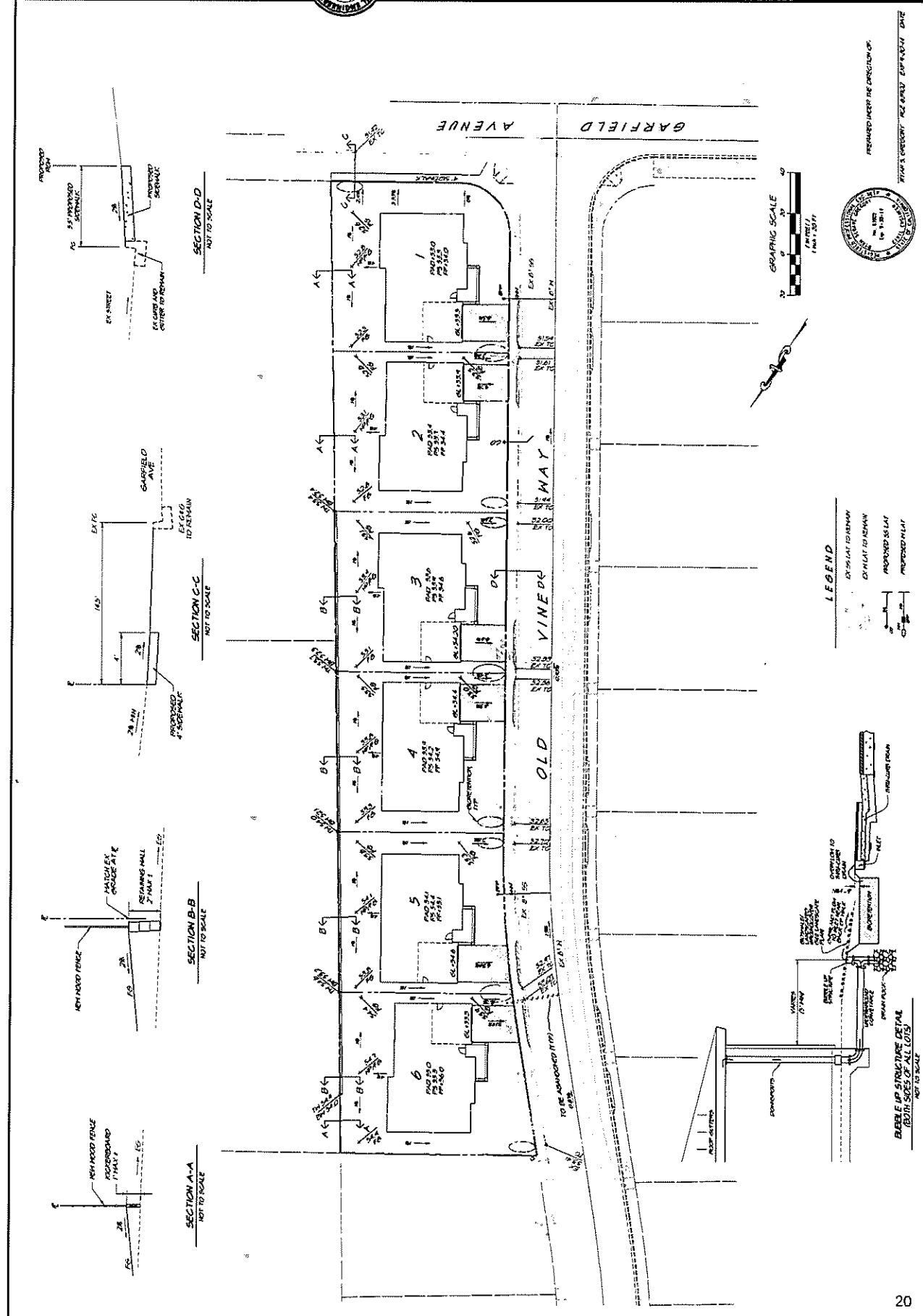
OLD VINE WAY SUBDIVISION  
GRADING & UTILITY PLAN

DATE	10/14/2014
DESIGNER	LEE
CHECKED BY	LEE
DRAWN BY	LEE
SCALE	AS SHOWN
PROJECT NO.	14-0000
DATE	10/14/2014



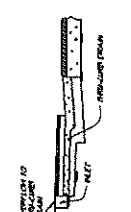
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NO.	DATE	REVISION

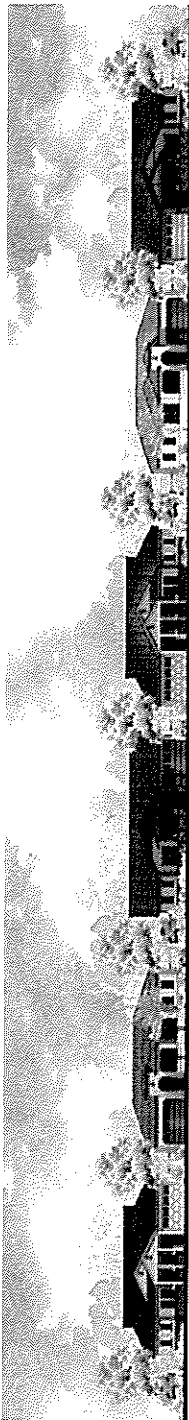


**LEGEND**

- EX 54 LAY TO ASPH
- EX 28 LAY TO ASPH
- PROPOSED 54 LAY
- PROPOSED 28 LAY



PRELIMINARY NOT FOR CONSTRUCTION



Lot 6  
Traditional  
Color Scheme 6

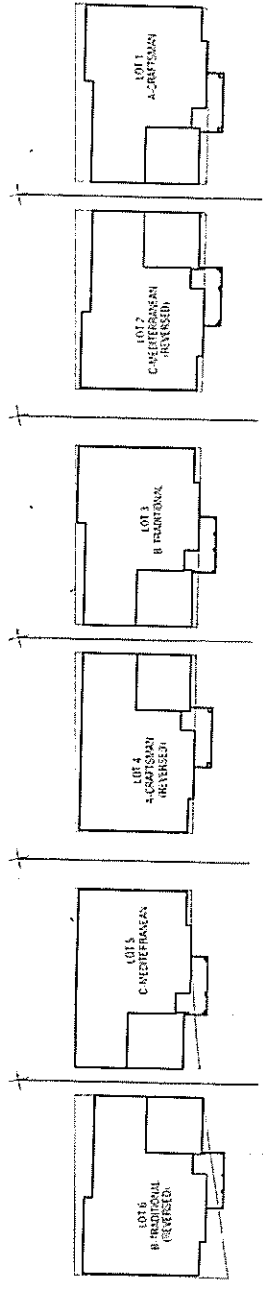
Lot 5  
Mediterranean  
Color Scheme 5

Lot 4  
Craftsman  
Color Scheme 4

Lot 3  
Traditional  
Color Scheme 3

Lot 2  
Mediterranean  
Color Scheme 2

Lot 1  
Craftsman  
Color Scheme 1



NOTE:  
REFER TO SITE PLAN FOR PLAN ORIENTATION

August 19, 2014  
**1.0**  
104112

**WILLIAM HEZMALHUCHI**  
ARCHITECTURE  
1475 CALIFORNIA STREET, SUITE 200  
NAPA, CALIFORNIA 94559  
TEL: 707.255.1100  
WWW.WHARCHITECT.COM

Site Plan

**Forty Garfield**  
Napa, California

**Forty Garfield Inc.**



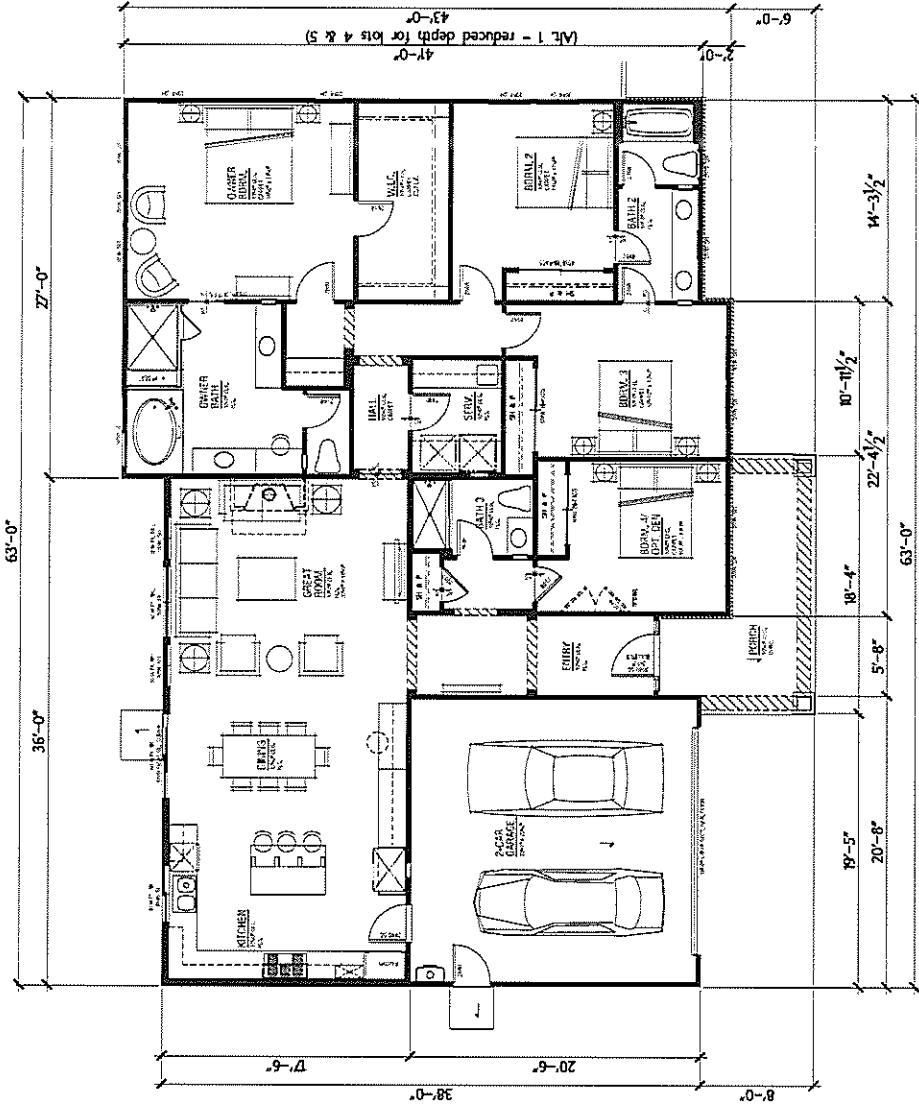
COPY RIGHT RESERVED - ARCHITECT, INC.



August 17, 2014  
**1.1**  
 20141212

**W**  
 WILLIAM HEZMALMICH  
 ARCHITECTS, INC.  
 2001 WASHINGTON STREET, SUITE 200  
 NAPA, CA 94559  
 TEL: 707.252.1100 FAX: 707.252.1101  
 WWW.WHEZMALMICH.COM

NOTE:  
 REFER TO SITE PLAN FOR PLAN ORIENTATION

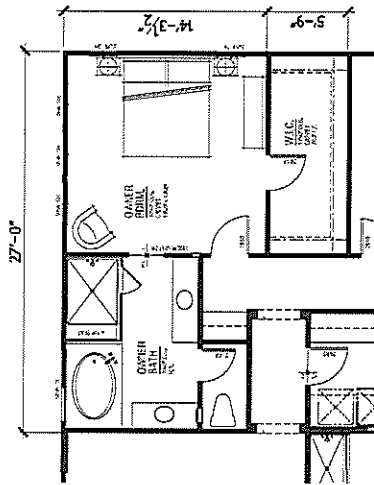


**Plan 1**

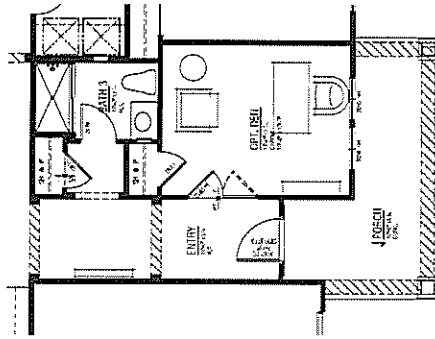
2,004 S.F. (2,003 s.f. @ lots 4 & 5)  
 4 Bdrm / 3 Ba / Opt. Den  
 2 Car Garage

**Floor Plan**

**Forty Garfield**  
 Napa, California



Alt. 1 for Lots 4 & 5

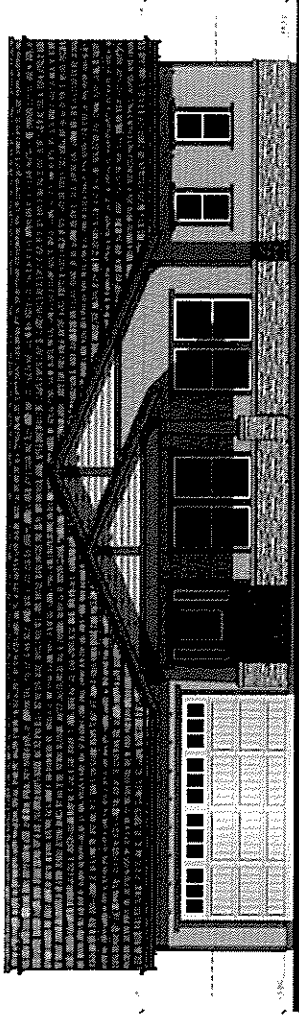


Opt. Den

**Forty Garfield Inc.**



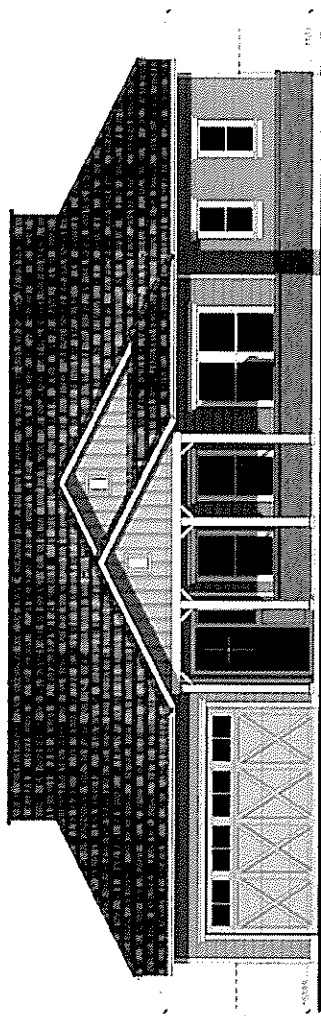
© 2014 WILLIAM HEZMALMICH ARCHITECTS, INC.



**Elevation A - Craftsman**

EXTERIOR BUILDING MATERIALS

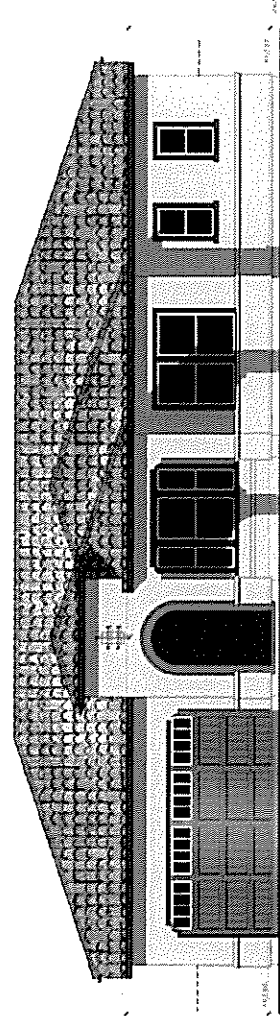
- ROOF: COMPOSITION SHINGLE
- WALL: THICK CEMENT SHINGLE
- WOOD
- GABLE SIDING
- TRIM: WOOD
- WOOD
- BATTER TAILS
- COLUMNS: WOOD
- GARAGE DOOR: WOOD
- MASONRY: ROLL-UP SECTIONAL
- EL. BOARD & BATTEN
- BRICK: MCMCARTER SANDWICH SERIES



**Elevation B - Traditional**

EXTERIOR BUILDING MATERIALS

- ROOF: COMPOSITION SHINGLE
- WALL: FIBER CEMENT SIDING (6" EXPOSURE)
- WOOD
- GABLE SIDING
- TRIM: DECORATIVE METAL VENT
- WOOD
- COLUMNS: WOOD
- GARAGE DOOR: ROLL-UP SECTIONAL
- BRICK: MCMCARTER SANDWICH SERIES



**Elevation C - Mediterranean**

EXTERIOR BUILDING MATERIALS

- ROOF: CONCRETE S TILE
- WALL: STUCCO FINISH
- TRIM: SMOOTH TEXTURED STUCCO OVER PAINT
- GARAGE DOOR: ROLL-UP SECTIONAL

**Plan 1**

**Forty Garfield Inc.**

**Forty Garfield**  
Napa, California



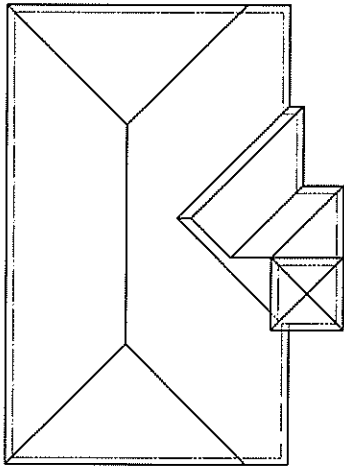
COURTESY OF FORTY GARFIELD INC.

August 19, 2011

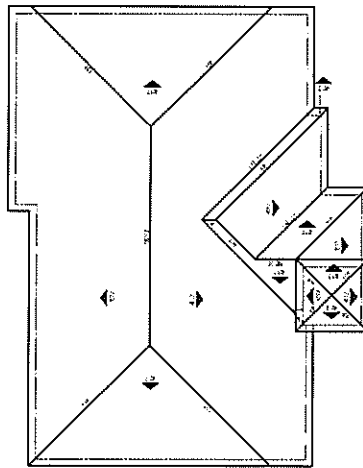
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201212

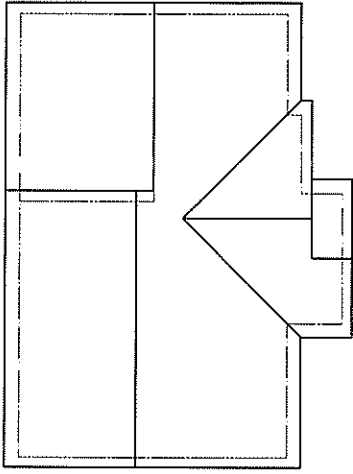
**WILLIAM HEZMALNICH**  
ARCHITECT  
1000 RIVER STREET, SUITE 100  
NAPA, CALIFORNIA 94930  
TEL: 707.251.1111 FAX: 707.251.1112  
WWW.WHEZMALNICH.COM



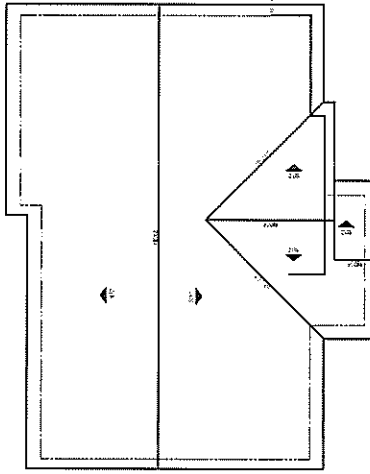
Elevation C - Mediterranean (Lot 5)



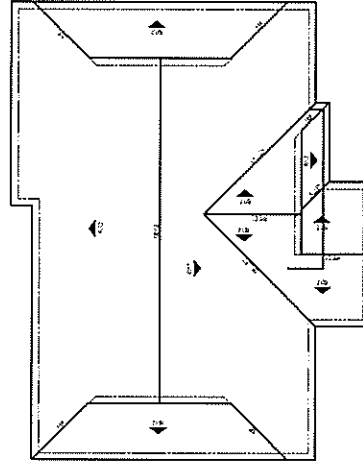
Elevation C - Mediterranean (Lot 2)



Elevation A - Craftsman (Lot 4)



Elevation A - Craftsman (Lot 1)



Elevation B - Traditional (Lots 3 & 6)

# Plan 1

**Forty Garfield Inc.**



CONTRACT ARCHITECTS, INC.

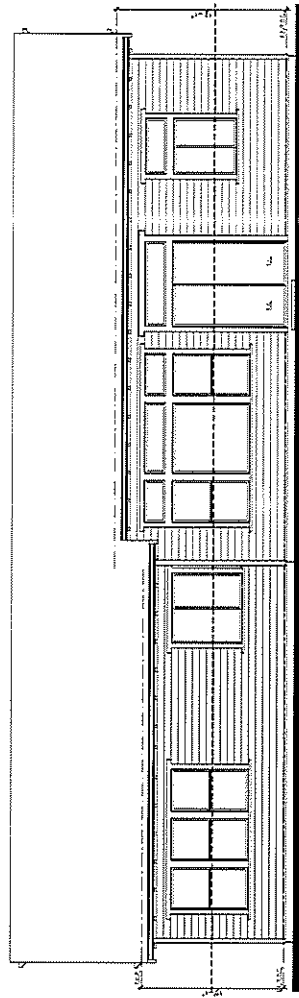
**Forty Garfield**  
Napa, California



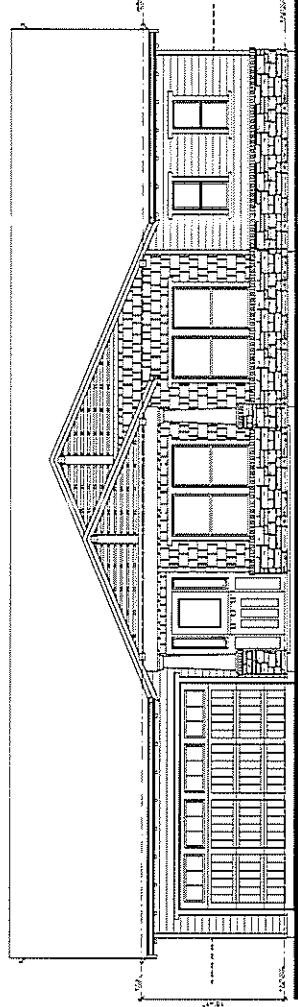
**WILLIAM HEZMALPHAL, C.A.**  
ARCHITECT  
1000 CALIFORNIA STREET, SUITE 200  
NAPA, CALIFORNIA 94559-2000  
415.253.1100 FAX 415.253.1101

August 19, 2014
<b>1.3</b>
2011212

NOTE:  
REFER TO SITE PLAN FOR PLAN ORIENTATION



REAR



FRONT  
Color Scheme 1

NOTE:  
REFER TO SITE PLAN FOR PLAN ORIENTATION

August 19, 2014
1.4
2011012



WILLIAM HEZMA ALMALCH  
ARCHITECTS  
1000 S. WASHINGTON STREET, SUITE 200  
NAPA, CALIFORNIA 94559  
TEL: 707.251.1234 FAX: 707.251.1235  
WWW.WHAMALCH.COM

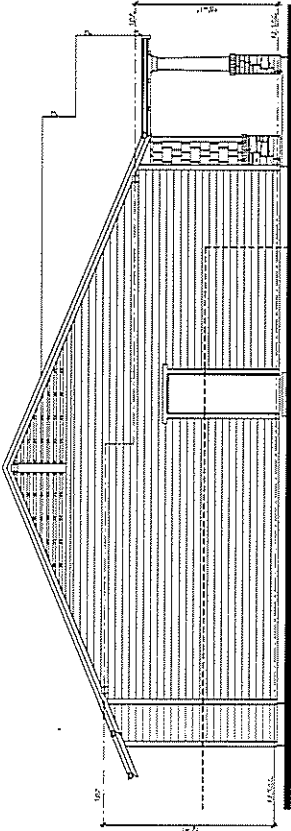
Lot 1

# Plan 1

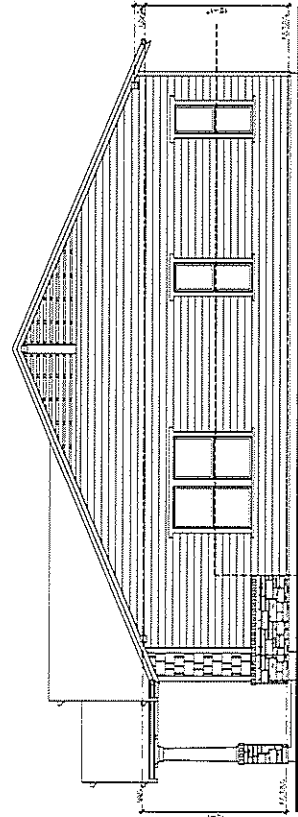
Craftsman

## Forty Garfield

Napa, California



LEFT

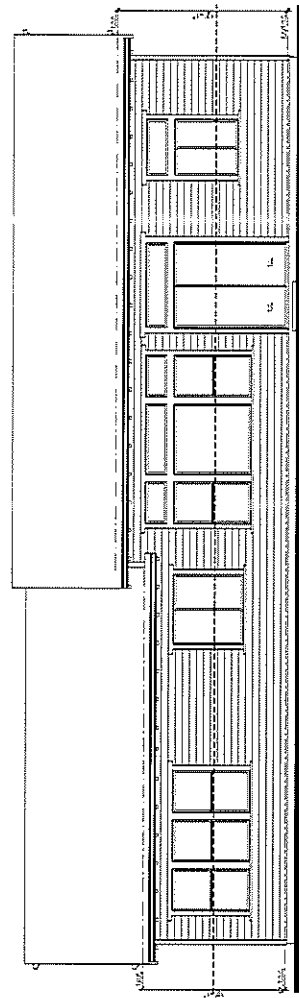


RIGHT

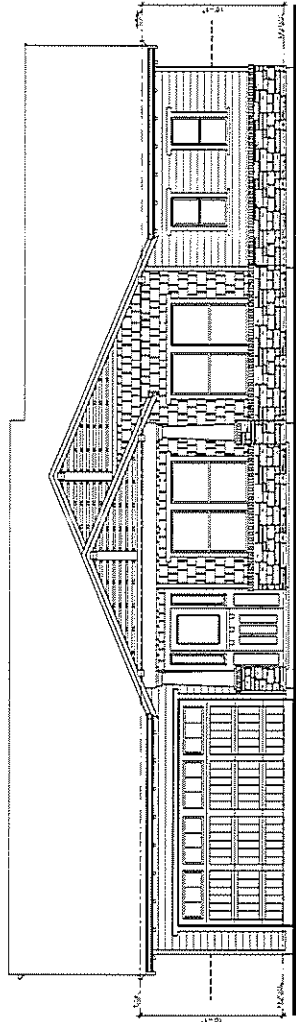
# Forty Garfield Inc.



Graphic courtesy of ARCHITECT, INC.



REAR



FRONT  
Color Scheme 4

NOT  
REFER TO SITE PLAN FOR PLAN ORIENTATION

April 19, 2014
<b>1.4.1</b>
201212

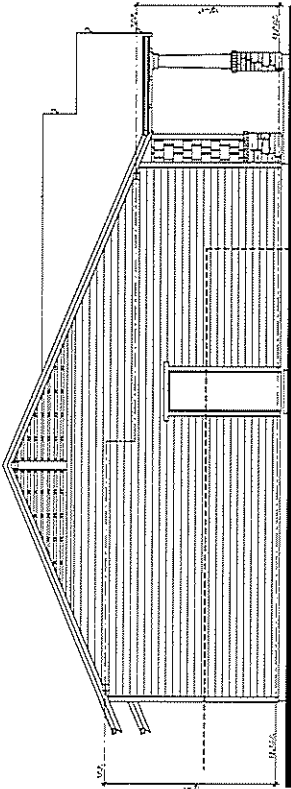
**WM**  
 WILLIAM HEZMAHALUCH  
 ARCHITECT  
 200 CALIFORNIA STREET, SUITE 200  
 NAPA, CA 94559  
 TEL: 707.251.1234  
 FAX: 707.251.1235  
 WWW.WHEZMAHALUCH.COM

Lot 4

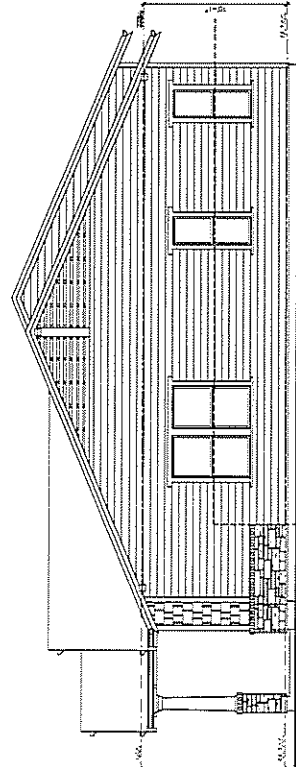
# Plan 1

Craftsman  
(Reversed)

## Forty Garfield Napa, California



LEFT

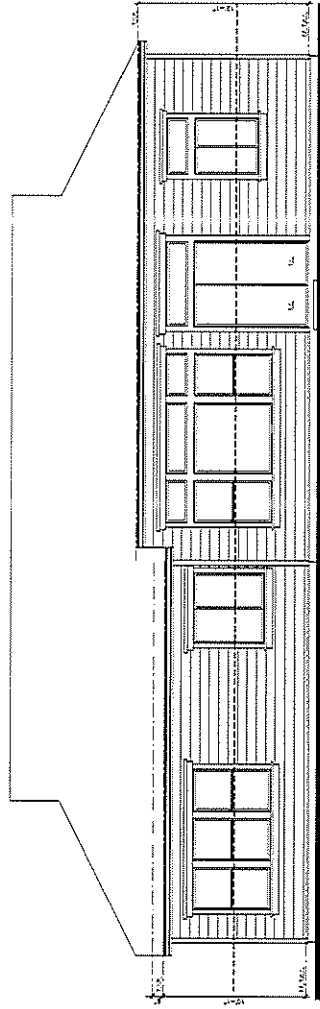


RIGHT

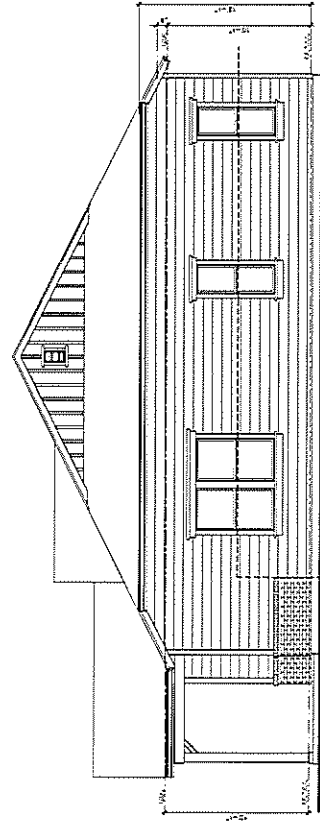
# Forty Garfield Inc.



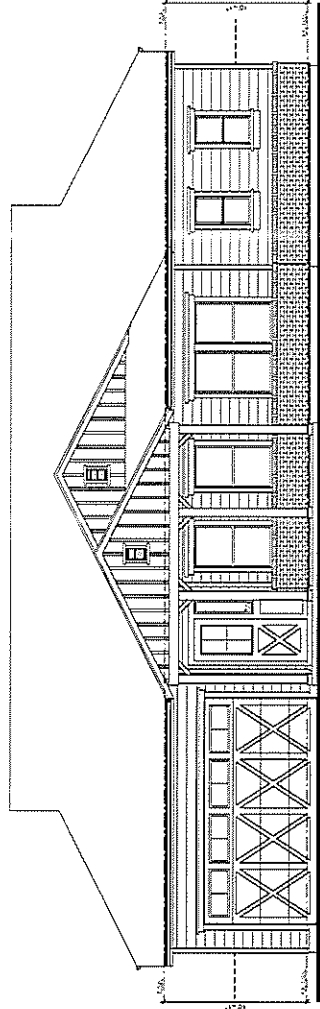
© 2014 William Hezmahaluch Architects, LLC



REAR



LEFT



RIGHT

Lot 3 & 6

# Plan 1

Traditional  
(Reversed on Lot 6)

## Forty Garfield

Napa, California

FRONT  
Color Scheme 3 & 6

NOTE:  
REFER TO SITE PLAN FOR PLAN ORIENTATION

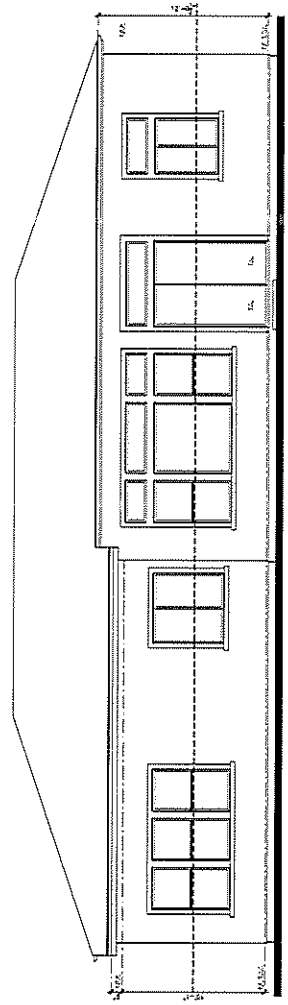
WILLIAM HEZM ALHALCH  
ARCHITECT  
1000 S. WASHINGTON ST.  
SUITE 200  
NAPA, CA 94559  
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WWW.WHAM-ARCHITECT.COM

August 19, 2011  
**1.5**  
20110212

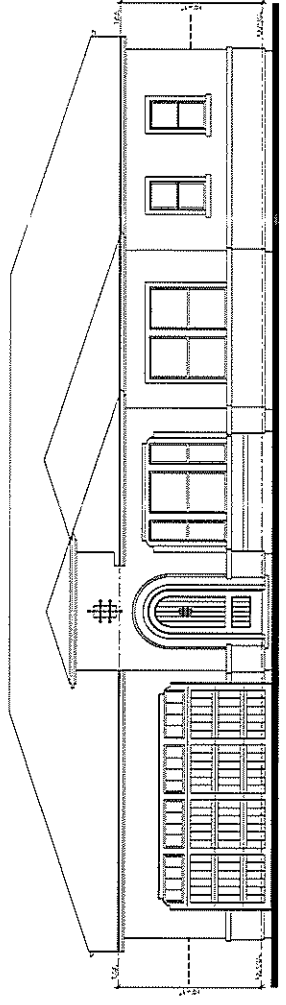
# Forty Garfield Inc.



Graphic courtesy of ARCHITECT, INC.



REAR

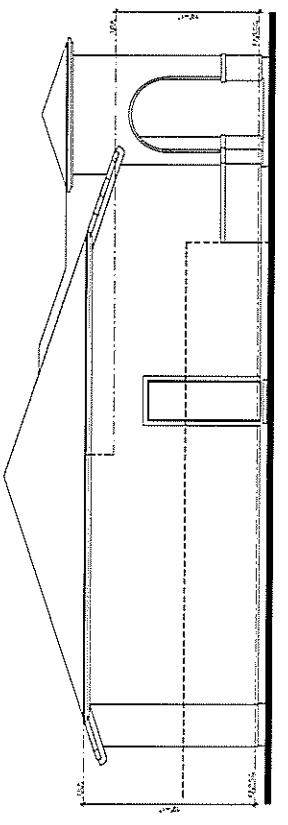


FRONT  
Color Scheme 2

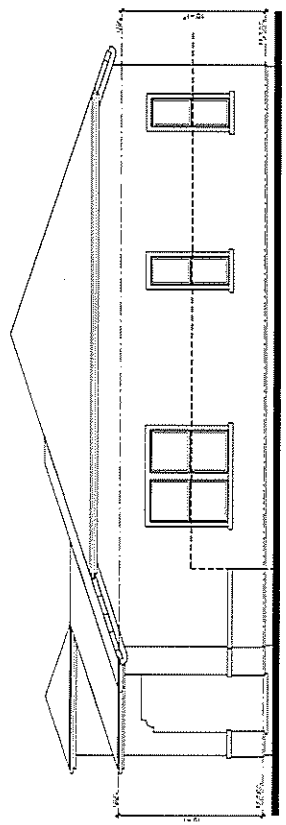
NOTE:  
REFER TO SITE PLAN FOR PLAY ORIENTATION

August 19, 2014
<b>1.6</b>
2011232

**W**  
 WILLIAM HEZMAHALCH  
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LEFT



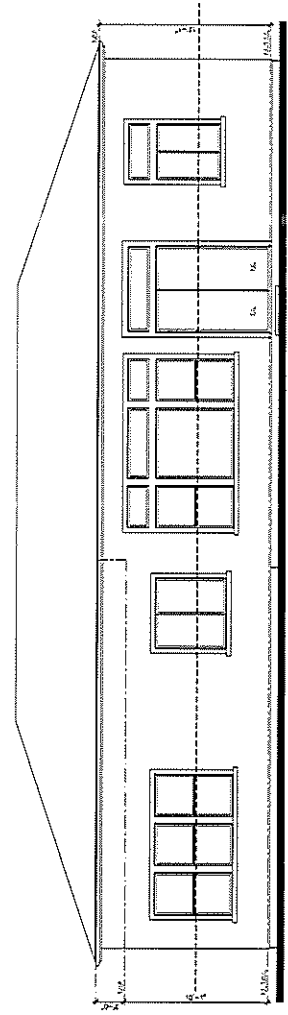
RIGHT

Lot 2  
**Plan 1**  
 Mediterranean  
 (Reversed)  
**Forty Garfield**  
 Napa, California

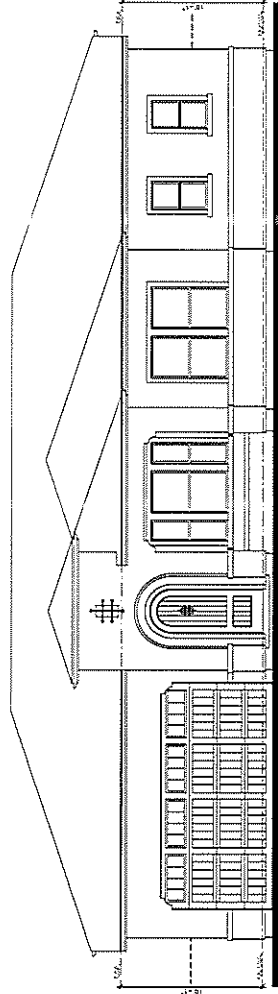
**Forty Garfield Inc.**



CONCEPT ARCHITECTS, INC.



REAR

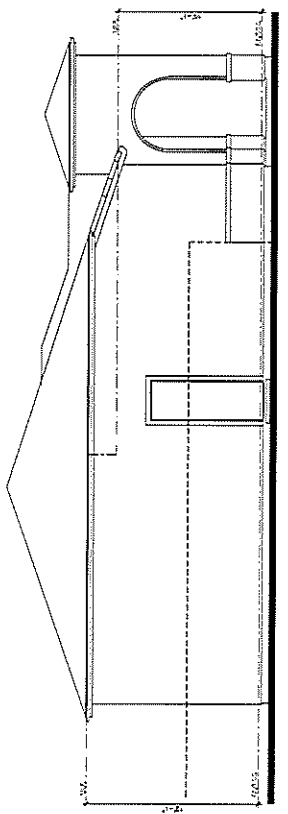


FRONT  
Color Scheme 5

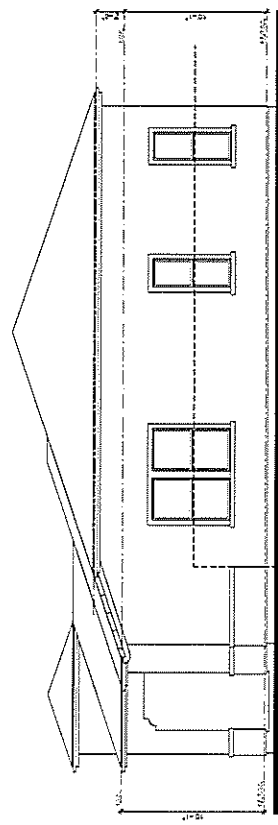
NOTE:  
REFER TO SITE PLAN FOR PLAN ORIENTATION

WILLIAM HEZMATHALCH  
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August 12, 2014  
**1.6.1**  
201412



LEFT



RIGHT

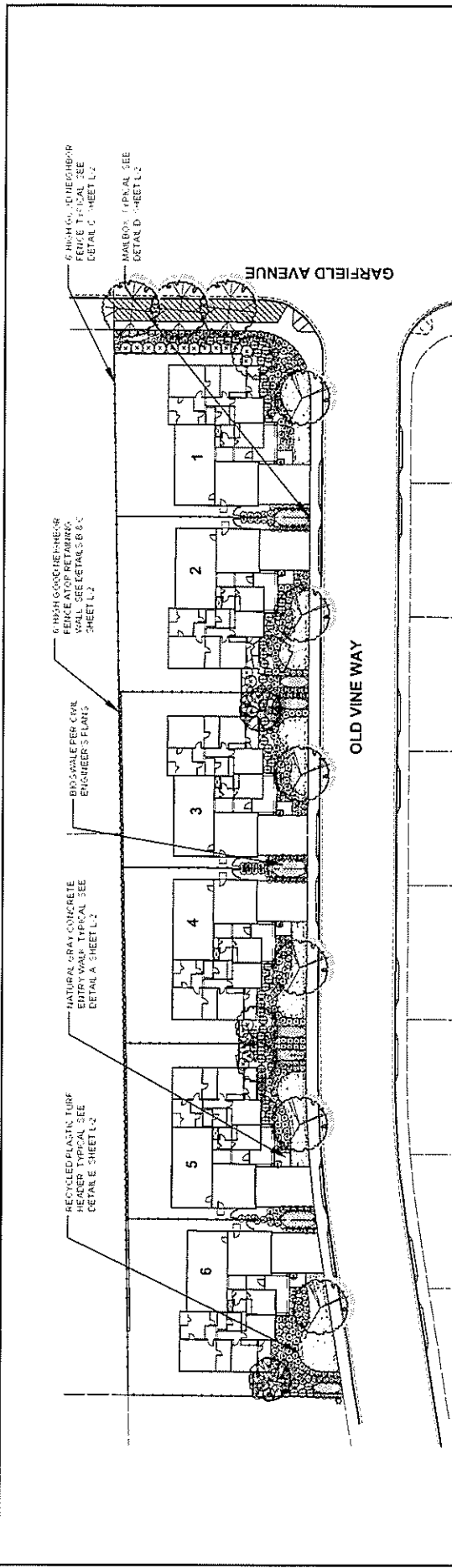
Lot 5  
**Plan 1**  
Mediterranean

**Forty Garfield**  
Napa, California

**Forty Garfield Inc.**







**IRRIGATION NOTES**

- THE IRRIGATION SYSTEM FOR THE SITE SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE IRRIGATION DESIGN MANUAL, 1990 EDITION, PUBLISHED BY THE IRRIGATION SOCIETY OF AMERICA.
- THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED BY A CONTROLLER WITH A 24 HOUR CYCLE. THE CONTROLLER SHALL HAVE A BATTERY BACKUP TO MAINTAIN OPERATION IN THE EVENT OF A POWER OUTAGE. THE CONTROLLER SHALL BE INSTALLED IN A PROTECTED AREA AND SHALL BE ACCESSIBLE TO THE IRRIGATION CONTRACTOR FOR MAINTENANCE AND REPAIRS.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES IN THE SITE. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES IN THE SITE. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES IN THE SITE.
- ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES IN THE SITE. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES IN THE SITE.

**SYMBOL LEGEND**

SYMBOL	ABBV.	PURPOSE
(X)	RG	BACKGROUND (RIBBON) (7' HALL)
(+)	IP	FOUNDATION (RIBBON) (7' HALL)
(A)	CS	CONCRETE (RIBBON) (7' HALL)
(O)	AG1	ACCENT (RIBBON) (7' HALL)
(Z)	AG2	ACCENT (RIBBON) (7' HALL)

**PLANT PALETTE**

ABBV.	BOTANICAL NAME	COMMON NAME	SIZE	MATURE WIDTH (FEET)
AG1	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG2	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG3	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG4	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG5	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG6	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG7	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG8	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG9	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG10	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG11	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG12	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG13	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG14	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG15	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG16	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG17	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG18	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG19	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG20	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG21	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG22	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG23	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG24	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG25	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG26	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG27	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG28	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG29	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG30	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG31	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG32	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG33	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG34	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG35	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG36	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG37	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG38	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG39	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG40	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG41	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG42	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG43	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG44	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG45	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG46	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG47	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG48	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG49	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG50	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG51	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG52	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG53	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG54	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG55	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG56	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG57	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG58	AGAVE	AGAVE	15 GAL # 20 OC	LOW
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AG60	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG61	AGAVE	AGAVE	15 GAL # 20 OC	LOW
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AG66	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG67	AGAVE	AGAVE	15 GAL # 20 OC	LOW
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AG70	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG71	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG72	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG73	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG74	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG75	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG76	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG77	AGAVE	AGAVE	15 GAL # 20 OC	LOW
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AG79	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG80	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG81	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG82	AGAVE	AGAVE	15 GAL # 20 OC	LOW
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AG84	AGAVE	AGAVE	15 GAL # 20 OC	LOW
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AG86	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG87	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG88	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG89	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG90	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG91	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG92	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG93	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG94	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG95	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG96	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG97	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG98	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG99	AGAVE	AGAVE	15 GAL # 20 OC	LOW
AG100	AGAVE	AGAVE	15 GAL # 20 OC	LOW

**TREE LEGEND**

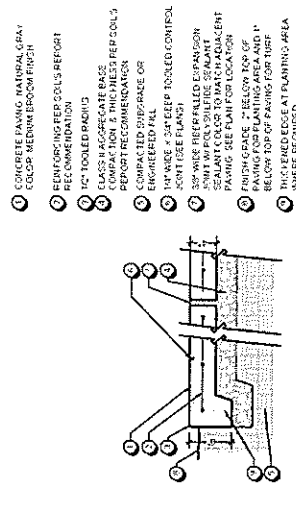
SYMBOL	BOTANICAL NAME	COMMON NAME	WINDS WALKER SIZE	SIZE	CITY
(Symbol)	ACER INCANUM	RED BARK MAPLE	MEDIUM	24" DIA	4
(Symbol)	QUERCUS LAEVOGAMBA	WHITE OAK	LOW	24" DIA	3
(Symbol)	LAGUNARIA HYDRANGEA	RED OAK	LOW	15 GAL	2
(Symbol)	CESTRUM CANADENSE	LEAVY BIRCH	LOW	15 GAL	2
(Symbol)	PRUNUS C. MONSIEUR SAUNDERS	TURKEY LEGALUM	MEDIUM	15 GAL	2
<b>TOTALS</b>					
			24" DIA - 90 DIA TREES		
			15 GAL - 80 DIA TREES		

**Forty Garfield, Inc.**  
4775 LINDCOLN AVENUE  
NAPA, CALIFORNIA 94558

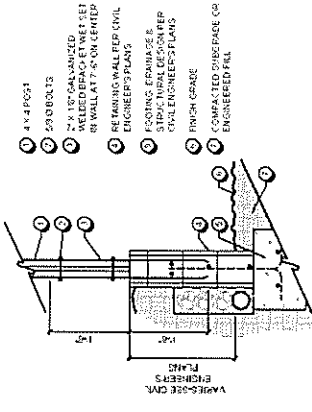
**OLD VINE WAY SUBDIVISION**  
Napa, California

**Conceptual Design**

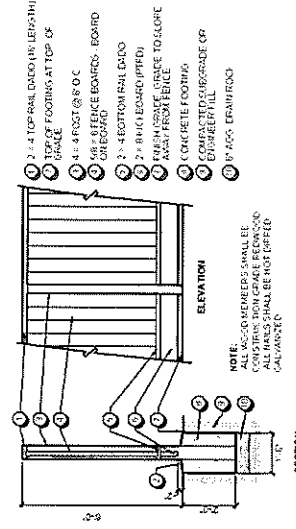
**L-1**  
Project No. 08114  
North  
Scale: 1" = 20'-0"  
Revised: 10/2014



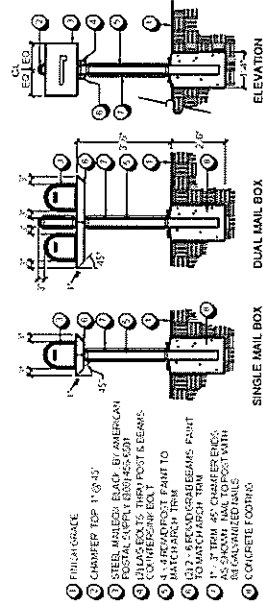
**A** CONCRETE PAVING  
SCALE: 1-1/2" = 1'-0"



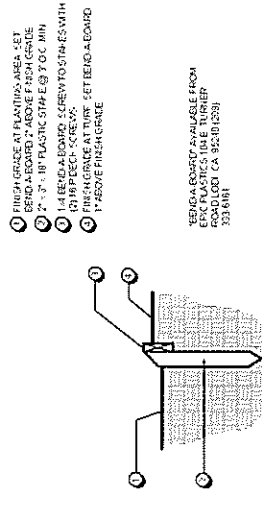
**B** FENCE ON RETAINING WALL CONNECTION  
SCALE: 1" = 1'-0"



**C** GOOD NEIGHBOR FENCE  
SCALE: 1/2" = 1'-0"



**D** MAILBOX  
SCALE: 1/2" = 1'-0"



**E** RECYCLED PLASTIC HEADERBOARD  
SCALE: 1-1/2" = 1'-0"

**Forty Garfield, Inc.**  
1775 LINCOLN AVENUE  
NAPA, CALIFORNIA 94559

**OLD VINE WAY SUBDIVISION**  
Napa, California

**Conceptual Design**



**L-2**  
Project No. 08-14  
Revision: 10, 2014  
AS: 08/02/14

**FORTY GARFIELD**  
Napa, CA

**FORTY GARFIELD**  
Napa, CA

**FORTY GARFIELD**  
Napa, CA

**LOT 3**  
TRADITIONAL ELEVATION

ROOFING	CEMENTitious ROOFING	CEMENTitious ROOFING
SPRINKLE SIDING	CEMENTitious ROOFING	CEMENTitious ROOFING
HORIZONTAL SIDING	CEMENTitious ROOFING	CEMENTitious ROOFING
CABLE SIDING	CEMENTitious ROOFING	CEMENTitious ROOFING
STONE VENEER	CEMENTitious ROOFING	CEMENTitious ROOFING
BRICK CAP	CEMENTitious ROOFING	CEMENTitious ROOFING
ENTRY DOOR	CEMENTitious ROOFING	CEMENTitious ROOFING

ROOFING	CEMENTitious ROOFING	CEMENTitious ROOFING
STUCCO BODY	CEMENTitious ROOFING	CEMENTitious ROOFING
GARAGE DOOR	CEMENTitious ROOFING	CEMENTitious ROOFING
TRIM	CEMENTitious ROOFING	CEMENTitious ROOFING
METAL ACCENTS	CEMENTitious ROOFING	CEMENTitious ROOFING
ENTRY DOOR	CEMENTitious ROOFING	CEMENTitious ROOFING

ROOFING	CEMENTitious ROOFING	CEMENTitious ROOFING
HORIZONTAL SIDING	CEMENTitious ROOFING	CEMENTitious ROOFING
CABLE SIDING	CEMENTitious ROOFING	CEMENTitious ROOFING
TRIM	CEMENTitious ROOFING	CEMENTitious ROOFING
STONE VENEER	CEMENTitious ROOFING	CEMENTitious ROOFING
ENTRY DOOR	CEMENTitious ROOFING	CEMENTitious ROOFING

**LOT 1**  
CRAFTSMAN ELEVATION

**FORTY GARFIELD**  
Napa, CA

**FORTY GARFIELD**  
Napa, CA

**FORTY GARFIELD**  
Napa, CA

**LOT 6**  
TRADITIONAL ELEVATION

ROOFING	CEMENTitious ROOFING	CEMENTitious ROOFING
SPRINKLE SIDING	CEMENTitious ROOFING	CEMENTitious ROOFING
HORIZONTAL SIDING	CEMENTitious ROOFING	CEMENTitious ROOFING
CABLE SIDING	CEMENTitious ROOFING	CEMENTitious ROOFING
STONE VENEER	CEMENTitious ROOFING	CEMENTitious ROOFING
BRICK CAP	CEMENTitious ROOFING	CEMENTitious ROOFING
ENTRY DOOR	CEMENTitious ROOFING	CEMENTitious ROOFING

ROOFING	CEMENTitious ROOFING	CEMENTitious ROOFING
STUCCO BODY	CEMENTitious ROOFING	CEMENTitious ROOFING
GARAGE DOOR	CEMENTitious ROOFING	CEMENTitious ROOFING
TRIM	CEMENTitious ROOFING	CEMENTitious ROOFING
METAL ACCENTS	CEMENTitious ROOFING	CEMENTitious ROOFING
ENTRY DOOR	CEMENTitious ROOFING	CEMENTitious ROOFING

ROOFING	CEMENTitious ROOFING	CEMENTitious ROOFING
HORIZONTAL SIDING	CEMENTitious ROOFING	CEMENTitious ROOFING
CABLE SIDING	CEMENTitious ROOFING	CEMENTitious ROOFING
TRIM	CEMENTitious ROOFING	CEMENTitious ROOFING
BRICK VENEER	CEMENTitious ROOFING	CEMENTitious ROOFING
ENTRY DOOR	CEMENTitious ROOFING	CEMENTitious ROOFING

**LOT 4**  
CRAFTSMAN ELEVATION

ATTACHMENT 3