



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

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

Agenda Item 7f

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer

MEETING DATE: December 7, 2015

SUBJECT: Big Ranch Road No. 6 Annexation to the Napa Sanitation District

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 for two landowners requesting the annexation of approximately 1.6 acres of incorporated territory to the Napa Sanitation District (NSD). The territory proposed to be annexed comprises two entire parcels that are each partially developed with one single-family residence along with the adjacent public right-of-way portion of Big Ranch Road. The subject parcels are located at 2101 and 2129 Big Ranch Road, within NSD's sphere of influence, and within the City of Napa's jurisdictional boundary. The County Assessor identifies the parcels as 038-170-001 and 038-170-002. The purpose of the proposed annexation is to allow the existing residences to remove their private onsite septic systems and connect to NSD's public sewer service infrastructure. No new development projects are associated with the proposed annexation. An aerial map of the proposed annexation territory is provided as Attachment Two to this report.

ANALYSIS

The subject parcels have been assigned a *Single-Family Residential* City of Napa General Plan land use designation and have been zoned as *Residential Single* by the City. These land use designations restrict the growth potential within the subject parcel to a maximum total of four single-family residences. No development plans for the subject parcels currently exist. NSD has provided assurances that the District can provide public sewer services to the subject parcels without adversely affecting existing ratepayers in terms of costs or service levels.

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

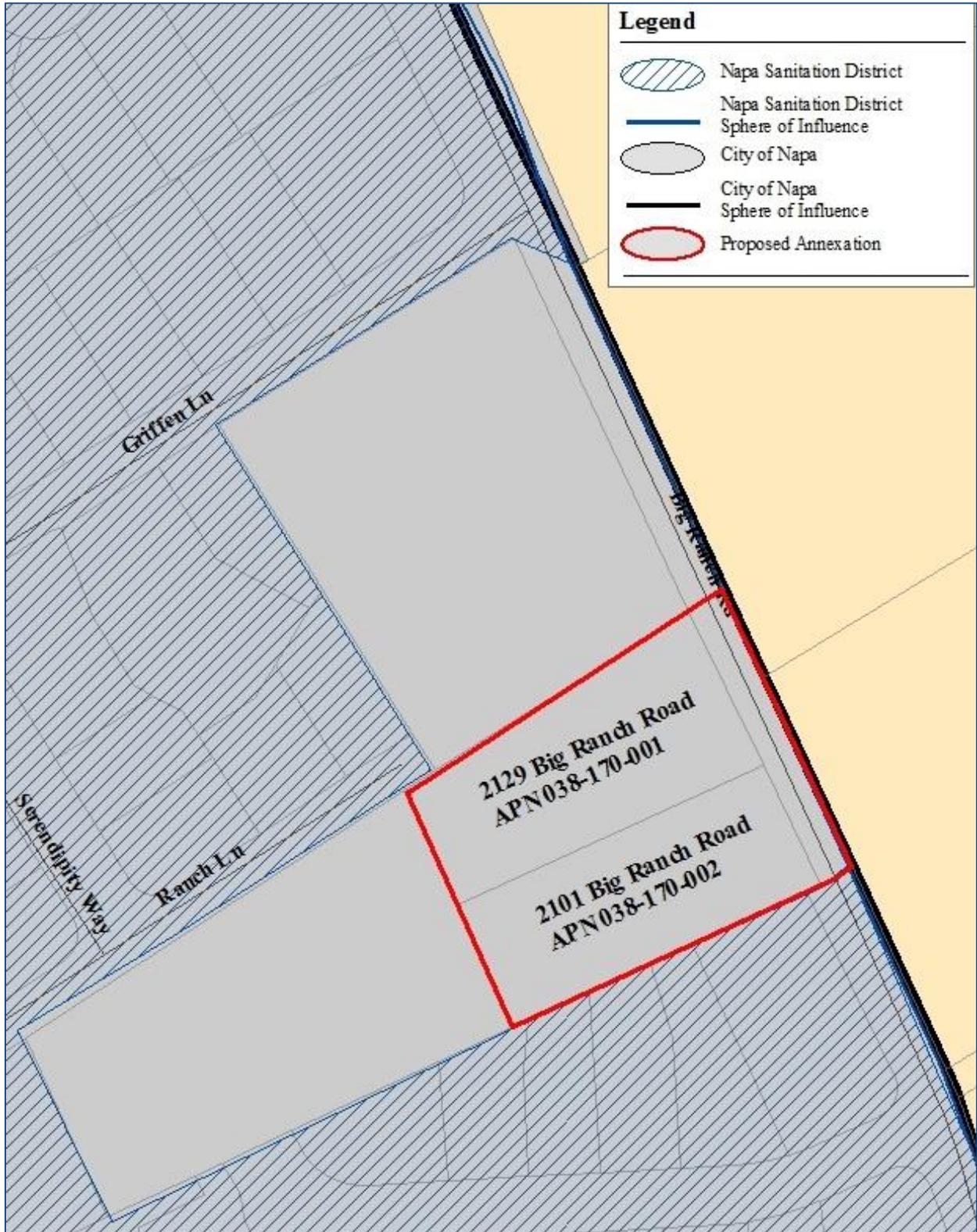
Brad Wagenknecht, Commissioner
County of Napa Supervisor, 1st District

Keith Caldwell, Alternate Commissioner
County of Napa Supervisor, 5th District

Brian J. Kelly, Commissioner
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer



FACTORS FOR COMMISSION CONSIDERATION

Government Code (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 uniform baseline for LAFCOs in considering boundary changes in context to locally adopted policies and practices. References to the “affected territory” hereafter include 2101 and 2129 Big Ranch Road along with the adjacent public right-of-way portion of Big Ranch Road.

(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 lies within a residential area consisting of low to moderate density housing and part of the “Vintage” neighborhood designation under the City of Napa General Plan. The affected territory is developed with two single-family residences. The current assessment value of the affected territory totals \$601,961.¹

The affected territory is legally uninhabited given there are under 12 registered voters based on the most recent list provided by County Elections. Topography slopes slightly upward to the east with a peak elevation of nine feet above sea-level. The affected territory is located within the Salvador Channel drainage basin.

Proposal approval could potentially facilitate the future development of 2101 and 2129 Big Ranch Road to include up to a maximum total of four residential lots at buildout based on existing City of Napa zoning and General Plan designations. Therefore, the affected territory has the potential to be further developed to include a buildout population of approximately 11.²

Adjacent lands to the immediate north and west of the affected territory are incorporated and located outside NSD’s jurisdictional boundary. Staff has inquired with the landowners of these properties about participating in the proposed annexation proceedings. Neither landowner expressed interest in annexation at this time despite the cost-savings opportunities paired with the potential to create a more logical and orderly boundary for NSD. Therefore, staff is not recommending expanding the scope of the proposed annexation to include these adjacent properties. Adjacent lands to the immediate east are unincorporated and located outside NSD’s sphere of influence and jurisdictional boundary. Adjacent lands to the immediate south are all incorporated and located within NSD’s jurisdictional boundary. Potential future growth opportunities within adjacent lands are insignificant and thus proposal approval would not be considered growth inducing.

¹ Individual property assessed values are as follows: 2101 Big Ranch Road at \$430,214 and 2129 Big Ranch Road at \$171,747.

² The estimated buildout population for the affected territory assumes a per unit factor of 2.74 based on calculations performed by the California Department of Finance specific to the City.

(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 present need for municipal services within the affected territory is limited to public sewer for the existing single-family residences within the affected territory; residences that currently rely on onsite septic systems. Core municipal services already provided or available to the affected territory directly or indirectly by the City of Napa include water, fire, emergency medical, police, roads, storm drainage, and garbage collection; all at levels deemed adequate given current and planned uses and based on information collected and analyzed in the Commission's *Central County Region Municipal Service Review*.

Annexation to NSD would provide permanent public sewer service to the affected territory going forward. It is estimated the current daily sewer flow generated from the affected territory is 420 gallons on average and increases by two and one-half to 1,050 gallons during peak periods. These current flow estimates represent less than one one-hundredth of a percent of NSD's current system demand.

(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. These ties were initially established in 1975 when the Commission included the affected territory in NSD's sphere of influence, marking an expectation the site would eventually develop for urban type uses and require public sewer from the region's sole service provider, the District.

(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 policies as codified under its General Policy Determinations. This includes consistency with urban land use designations for the affected territory under the County and City General Plans, avoidance of premature conversion of agricultural uses, and consistency with NSD's adopted sphere of influence. The affected territory does not qualify as "open-space" under LAFCO law and therefore does not conflict with G.C. Section 56377. Specifically, the affected territory is neither substantially unimproved nor devoted to an open-space use under the County or City General Plan.

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

The affected territory does not qualify as “agricultural land” under LAFCO law. Specifically, the affected territory is not used for any of the following purposes: producing an agricultural commodity for commercial purposes; left fallow under a crop rotational program; or enrolled in an agricultural subsidy program.

(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 038-170-001 and 038-170-002 along with the adjacent portion of public right-of-way. Commission approval would include a standard condition requiring the applicant to submit a final map and geographic description of the affected territory in conformance with the requirements of the State Board of Equalization. A draft map and geographic description have already been submitted. The final map and geographic description would be subject to County Surveyor review and possible edits by the Executive Officer before filing.

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

The proposal would provide permanent public sewer service to the affected territory. The availability of this municipal service is consistent with Napa’s General Plan, which designates the entire affected territory for single-family residential uses (*Single-Family Residential – 33J*), as well as Napa’s Zoning Ordinance, which designates the affected territory for similar residential uses (*Residential Single – 10 and Residential Single – 20*). 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 specific 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 comprehensively updated by the Commission in October 2015.

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

Staff provided notice of the proposal to all subject agencies and interested parties as required under LAFCO law on September 14, 2015. The City of Napa provided a comment in support of the proposed annexation with no amendments. No other comments were 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 *Central County Region Municipal Service Review* concluded NSD 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 future buildout of the affected territory could potentially generate new water demand for the City of 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 at eventual buildout – approximately 0.9 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 would not impact any local agencies in accommodating their regional housing needs. The affected territory is already located entirely within the City of Napa's jurisdictional boundary, and as a result, all potential units tied to the land are assigned to the City by the Association of Bay Area 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 buildout of the affected territory to include a maximum total of four lots as allowed under the City's land use authority based on existing zoning and General Plan designations.

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

The landowners of 2101 and 2129 Big Ranch Road are the petitioners seeking the annexation to NSD.

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

City General Plan: *Single-Family Residential*

City Zoning Ordinance: *Residential Single*

(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 benefit current and future landowners as well as residents by providing permanent access to public sewer service. Public sewer service eliminates the need for septic systems in an urbanizing area in which any failings would create a public health and safety threat for immediate and adjacent residents. Establishing permanent public sewer service would also eliminate set-aside land requirements dedicated to the existing septic systems.

PROPERTY TAX AGREEMENT

Revenue and Taxation Code Section 99(b)(6) requires adoption of a property tax exchange agreement by affected local agencies before the Commission can consider a proposed boundary change.³ With this in mind, staff provided notice to NSD and the County of the proposed jurisdictional change affecting both agencies and the need to apply a property tax exchange to the proceedings. Both agencies confirmed a master property tax agreement adopted in 1980 shall apply to the proposal if approved by the Commission. This master property tax agreement specifies no exchange or redistribution of property tax revenues will occur as a result of annexations to NSD.

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 Commission serves as lead agency for the proposal. Staff has determined that the proposal qualifies for a Class 19 Categorical Exemption as allowed under CEQA given that the affected territory could only be divided into a maximum of four single-family residences – representing the two existing residences along with two potential new residences – located in an urbanized area.

ALTERNATIVES FOR COMMISSION ACTION

Staff has identified two options for Commission consideration with respect to the proposal. These options are summarized below.

Alternative Action One (Recommended):

Adopt the draft resolution identified as Attachment One approving the proposal with standard terms and conditions.

Alternative Action Two:

Disapprove the proposal. Disapproval would statutorily prohibit the initiation of a similar proposal for one year.

PROCEDURES FOR COMMISSION CONSIDERATION

This item has been agenzized for action. The following procedures are recommended with respect to the Commission's continued consideration of this item:

- 1) Receive verbal report from staff;
- 2) Invite comments from any interested audience members (voluntary); and
- 3) Discuss item and consider action on recommendation.

ATTACHMENTS

- 1) Draft Resolution Approving the Proposal
- 2) Aerial Map of Affected Territory
- 3) Application Materials

³ Revenue and Taxation Code 99(b)(5) states property tax exchanges for jurisdictional changes affecting the service areas or service responsibilities of districts shall be negotiated by the affected county on behalf of the districts.

RESOLUTION NO. ____

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

**BIG RANCH ROAD NO. 6 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 Paul Bartelt, representative of the landowners, 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 1.6 acres of incorporated land within the City of Napa to the Napa Sanitation District and represents two entire parcels located at 2101 and 2129 Big Ranch Road and identified by the County of Napa Assessor’s Office as 038-170-001 and 038-170-002 along with the adjacent portion of public right-of-way on Big Ranch Road; 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 December 7, 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 (CCR), Title 14, Section 15319(b). This code section exempts annexations of individual small parcels of the minimum size for facilities that are exempted by CCR, Title 14, Section 15303, New Construction or New Conversion of Small Structures. Section 15303(a) exempts the construction of up to three single-family residences in an urbanized area; 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 CCR, Title 14, Section 15319(b). This code section exempts annexations of areas that are exempt under CCR, Title 14, Section 15303 including the construction of up to three single-family residences in an urbanized area. 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:

**BIG RANCH ROAD NO. 6 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) Written confirmation by the 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 December 7, 2015, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSTAIN: Commissioners

ABSENT: Commissioners

ATTEST: Kathy Mabry
Commission Secretary

Exhibit "A"
BIG RANCH ROAD NO. 6 ANNEXATION TO THE NAPA SANITATION DISTRICT
GEOGRAPHIC DESCRIPTION

All that certain real property situated in a portion of the Napa Rancho, Township 6 North, Range 4 West, Mount Diablo Base and Meridian, in the City of Napa, County of Napa, State of California, described as follows:

Beginning at the northeasterly corner of the Big Ranch Road No. 5 Reorganization Annexation to the Napa Sanitation District recorded **Month Day, Year** in Document Number **YEAR-00 _____**, Official Records of Napa County;

Thence, (1) North 64° 20' 02" East 60.00' feet; to the eastern edge of right of way of Big Ranch Road.

Thence, (2) North 25° 23' 25" West 242.28 feet;

Thence, (3) South 64° 20' 02" West 60.00 feet;

Thence, (4) South 57° 18' 00" West 252.35 feet;

Thence, (5) South 25° 00' 00" East 211.39 feet; to the northern edge of the Big Ranch Road No. 5 Reorganization Annexation to Napa Sanitation District recorded **Month Day, Year** in Document Number **YEAR-000 _____**, Official Records of Napa County;

Thence, (6) along said Big Ranch Road No. 5 Reorganization District boundary North 64° 20' 02" East 251.74 feet to the Point of Beginning, containing 1.63 acres of land, more or less.

PRELIMINARY

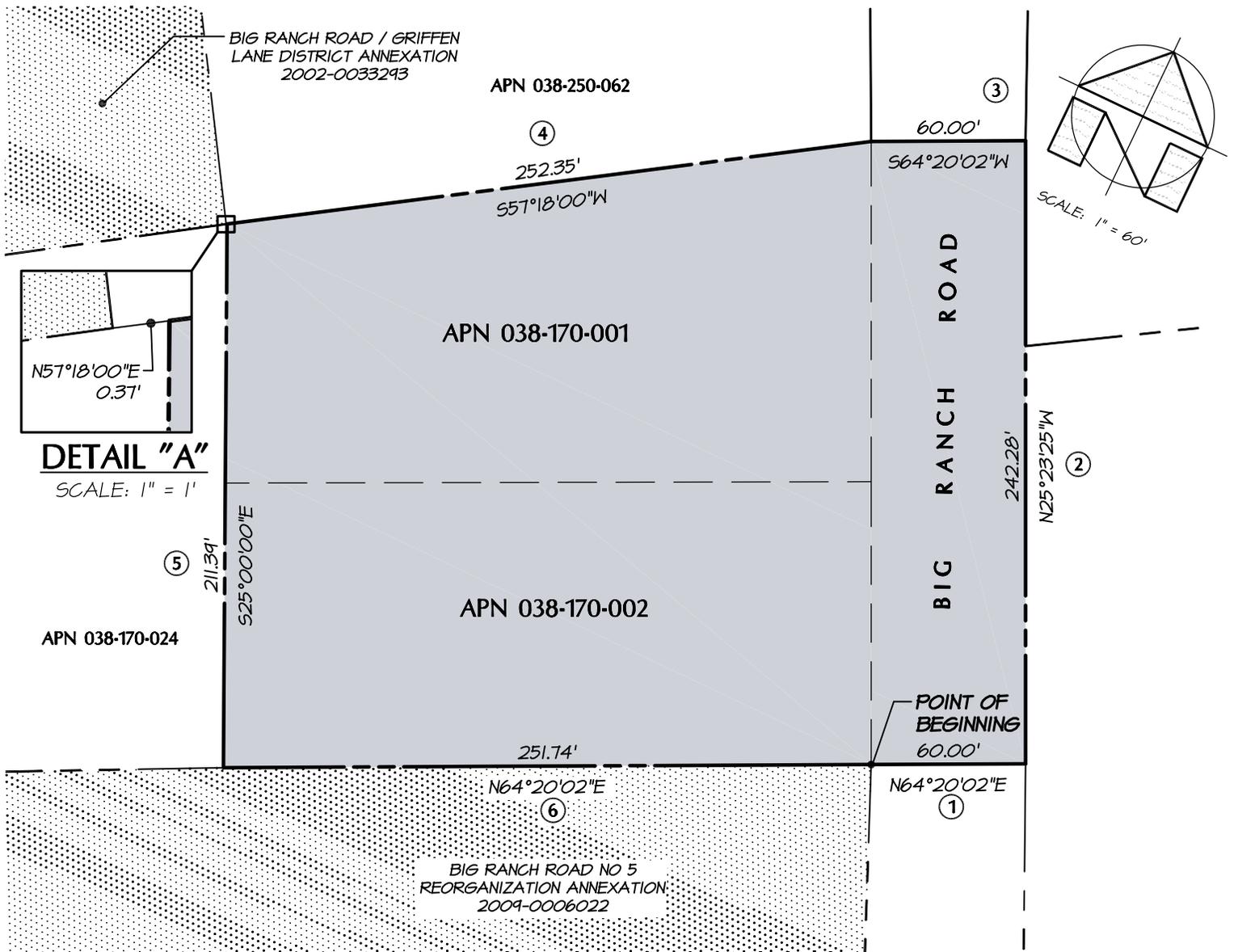


EXHIBIT "B"
MAP DELINEATING THE BOUNDARY OF
BIG RANCH ROAD NO. 6 ANNEXATION
TO THE NAPA SANITATION DISTRICT

SCALE: 1" = 60'

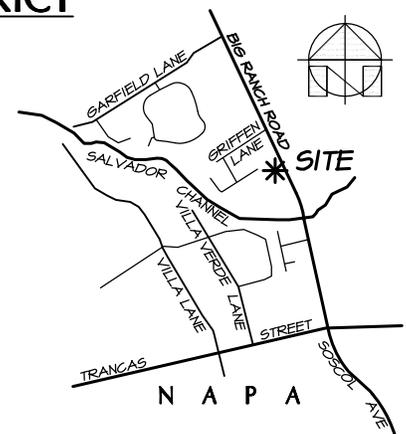
LEGEND:

AREA TO BE ANNEXED



AREA : 1.63± ACRES
ZONE : RS-20

EXISTING NAPA SANITATION DISTRICT AREA



LOCATION MAP

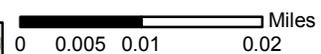
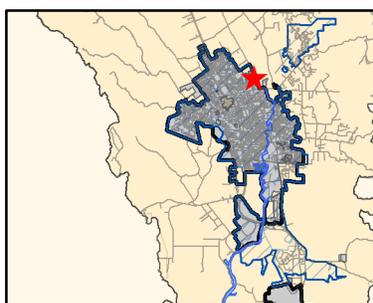
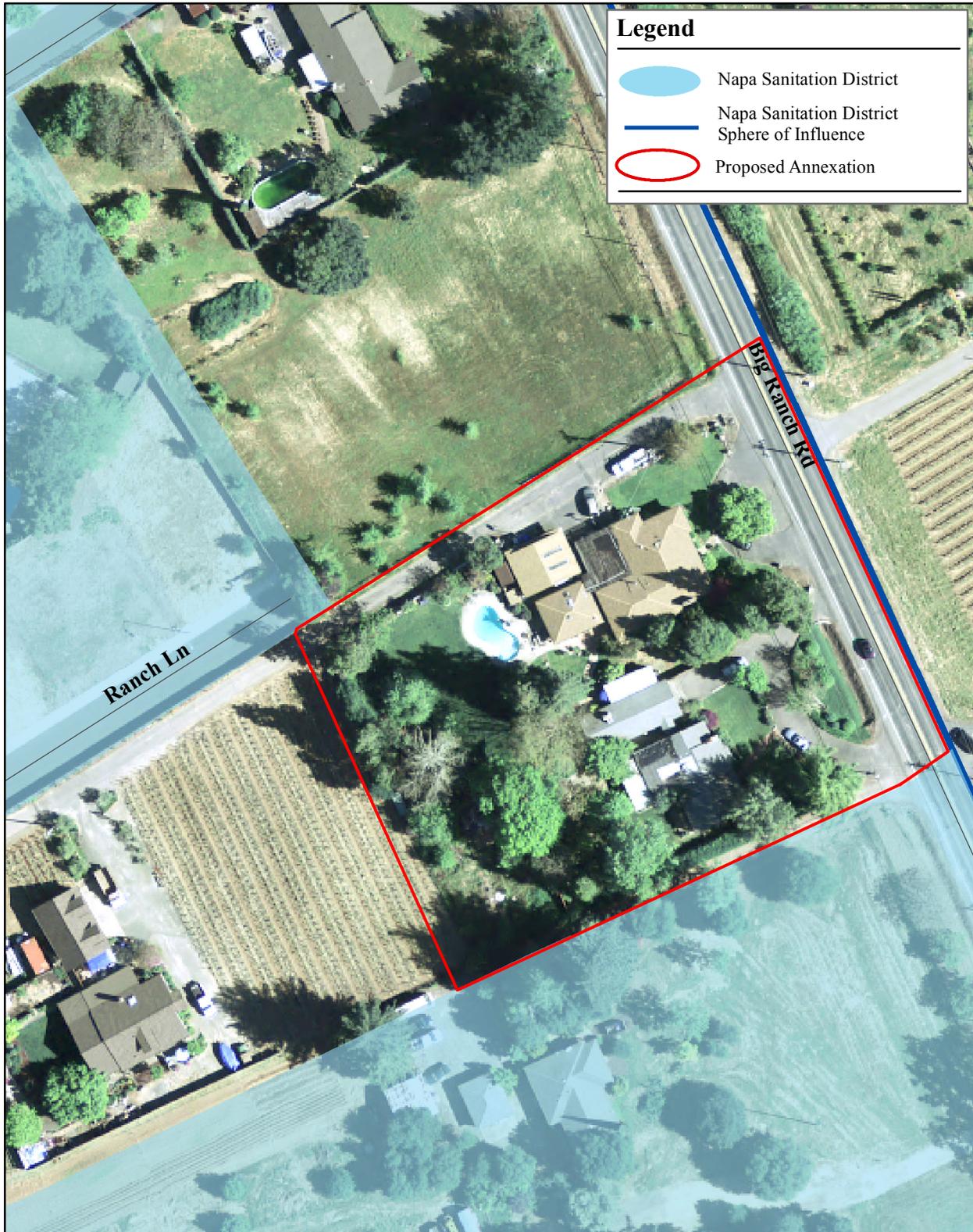
NO SCALE

Job No. 01-54
August 2015

BARTELT
ENGINEERING

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Big Ranch Road No. 6 Annexation to the Napa Sanitation District



November 4, 2015
Prepared by BF



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Subdivision of the State of California

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SEP 11 2015

APPLICATION PACKET

Local Agency Formation Commissions (LAFCOs) are responsible under State law for approving, modifying, or disapproving changes of organization consistent with their adopted written policies, procedures, and guidelines. LAFCOs are also authorized to establish conditions in approving changes of organization as long as they do not directly regulate land uses. Underlying LAFCO's decision-making is to consider the logical and timely development of the affected agencies in context with local circumstances and needs. Changes of organization include all of the following:

- City/District Annexations
- City/District Dissolutions
- City/District Detachments
- City/District Mergers
- City Incorporations
- Service Activations (District Only)
- District Formations
- Service Divestitures (District Only)

This application packet provides all of the information and forms needed to file a change of organization proposal with LAFCO of Napa County ("Commission"). The packet is organized into eight distinct sections as outlined in the following checklist:

Applicant Checklist

-
- A. Notice of Intention to Circulate Petition
(Landowner and Resident Proposals Only)
 - B. Petition for Proposal
(Landowner and Resident Proposals Only)
 - C. Notice of Intention to Adopt Resolution of Application
(Agency Proposals Only)
 - D. Justification of Proposal
(All Proposals)
 - E. Political Contribution and Expenditure Disclosures
(All Proposals)
 - F. Map and Boundary Description Requirements
(All Proposals)
 - G. Indemnification Agreement
(All Proposals)
 - H. Proposal Fees
(All Proposals)
-

FORM B

Date Filed: 9/11/15
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:

Connect existing sanitary sewer from two (2) residences to the existing Napa Sanitation District sanitary sewer main located in Ranch Lane.

Description of Boundaries of Affected Territory Accompanied by Map:

Annexation of APN 038-170-001 and -002 to the Napa Sanitation District.

Reason for Proposal and Any Proposed Conditions:

Existing septic systems are near the end of expected use.

Type of Petition:

Landowner

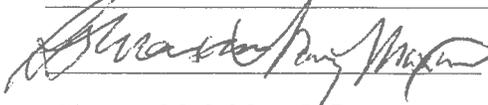
Registered Voter

Sphere of Influence Consistency:

Yes

No

If Landowner Petition, Complete the Following:

- 1) Name: Ronald G. and Nancy R. Maxson
Mailing Address: 2129 Big Ranch Road, Napa, CA 94558
Assessor Parcel: 038-170-001
Signature:  Date: 8/22/15
- 2) Name: Thomas M. & Mary L. Riley
Mailing Address: 2101 Big Ranch Road, Napa, CA 94558
Assessor Parcel: 038-170-002
Signature:  Date: 8-25-15
- 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

Date Filed:

9/11/15

Received By:

BF

JUSTIFICATION OF PROPOSAL
Change of Organization/Reorganization

I. APPLICANT INFORMATION

A. Name: Ronald G. Maxson
 Contact Person Agency/Business (If Applicable)
Address: 2129 Big Ranch Road Napa, CA 94558
 Street Number Street Name
Contact: 707-226-1350 rgmaxson@cs.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 1515 Soscol Ferry Rd., Napa, CA 94558
 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) The project will include connection of two (2) existing residences to the existing Napa Sanitation District sewer main in Ranch Lane.

III. GENERAL INFORMATION

A. Location:	2129 Big Ranch Road	038-170-001	0.67
	Street Address	Assessor Parcel Number	Acres
	2101 Big Ranch Road	038-170-002	0.63
	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)		1.63 Acres

B. Landowners

- (1) Assessor Parcel Number : 038-170-001 Name: Ronald G. and Nancy R. Maxson
Mailing Address: 2129 Big Ranch Road
Phone Number: 707-226-1350 E-mail: rgmaxson@cs.com
- (2) Assessor Parcel Number : 038-170-002 Name: Thomas M. & Mary L. Riley
Mailing Address: 2101 Big Ranch Road, Napa, CA 94558
Phone Number: (707) 337-6891 E-mail: maryrileyfamily@gmail.com
- (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: 8
- (2) Total Number of Registered Voters: 6

D. Land Use Factors

(1a) County General Plan Designation: N/A

(1b) County Zoning Standard: N/A

(2a) Applicable City General Plan Designation: SFR-33J

(2b) Applicable City Rezoning Standard: SR-10 / RS-20

E. Existing Land Uses Single family residence
(Specific)

F. Development Plans

(1a) Territory Subject to a Development Project? Yes No

(1b) If Yes, Describe Project: N/A

(1c) If No, When Is Development Anticipated? N/A

G. Physical Characteristics:

(1) Describe Topography:

Flat residential city lot.

(2) Describe Any Natural Boundaries:

None.

(3) Describe Soil Composition and Any Drainage Basins:

Haire Loam

(4) Describe Vegetation: Lots consists of typical urban type landscaping.

H. Williamson Act Contracts Yes No
(Check One)

IV. GOVERNMENTAL SERVICES AND CONTROLS

A. Plan For Providing Services

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

Water, sewer and utility services currently serve the existing parcels, some by way of existing easement.

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

New sewer laterals to be constructed from each residence to the existing sewer main in Ranch Lane.

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

N/A

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

None

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

N/A

Use Additional Sheets As Needed

V. ENVIRONMENTAL INFORMATION

A. Environmental Analysis

(1) Lead Agency for Proposal: LAFCO
Name

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

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

Provide Copies of Associated Environmental Documents

VI. ADDITIONAL INFORMATION

A. Approval Terms and Conditions Requested For Commission Consideration:

See Napa Sanitation District terms and conditions.

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: Paul Bartelt, Bartelt Engineering
Mailing Address: 1303 Jefferson St. #200 B Napa, CA 94559
E-Mail: paulb@barteltengineering.com

(2) Recipient Name: _____
Mailing Address: _____
E-Mail: _____

(3) Recipient Name: _____
Mailing Address: _____
E-Mail: _____

VII. CERTIFICATION

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:

Ronald G. Maxson

Title:

Land Owner

Date:

8/27/15

Exhibit "A"
BIG RANCH ROAD NO. 6 ANNEXATION TO THE NAPA SANITATION DISTRICT
GEOGRAPHIC DESCRIPTION

All that certain real property situated in a portion of the Napa Rancho, Township 6 North, Range 4 West, Mount Diablo Base and Meridian, in the City of Napa, County of Napa, State of California, described as follows:

Beginning at the northeasterly corner of the Big Ranch Road No. 5 Reorganization Annexation to the Napa Sanitation District, Official Records of Napa County;

Thence, (1) North 64° 20' 02" East 60.00' feet; to the eastern edge of right of way of Big Ranch Road.

Thence, (2) North 25° 23' 25" West 242.28 feet;

Thence, (3) South 64° 20' 02" West 60.00 feet;

Thence, (4) South 57° 18' 00" West 252.35 feet;

Thence, (5) South 25° 00' 00" East 211.39 feet; to the northern edge of the Big Ranch Road No. 5 Reorganization Annexation to Napa Sanitation District, Official Records of Napa County;

Thence, (6) along said Big Ranch Road No. 5 Reorganization District boundary North 64° 20' 02" East 251.74 feet to the Point of Beginning, containing 1.63 acres of land, more or less.

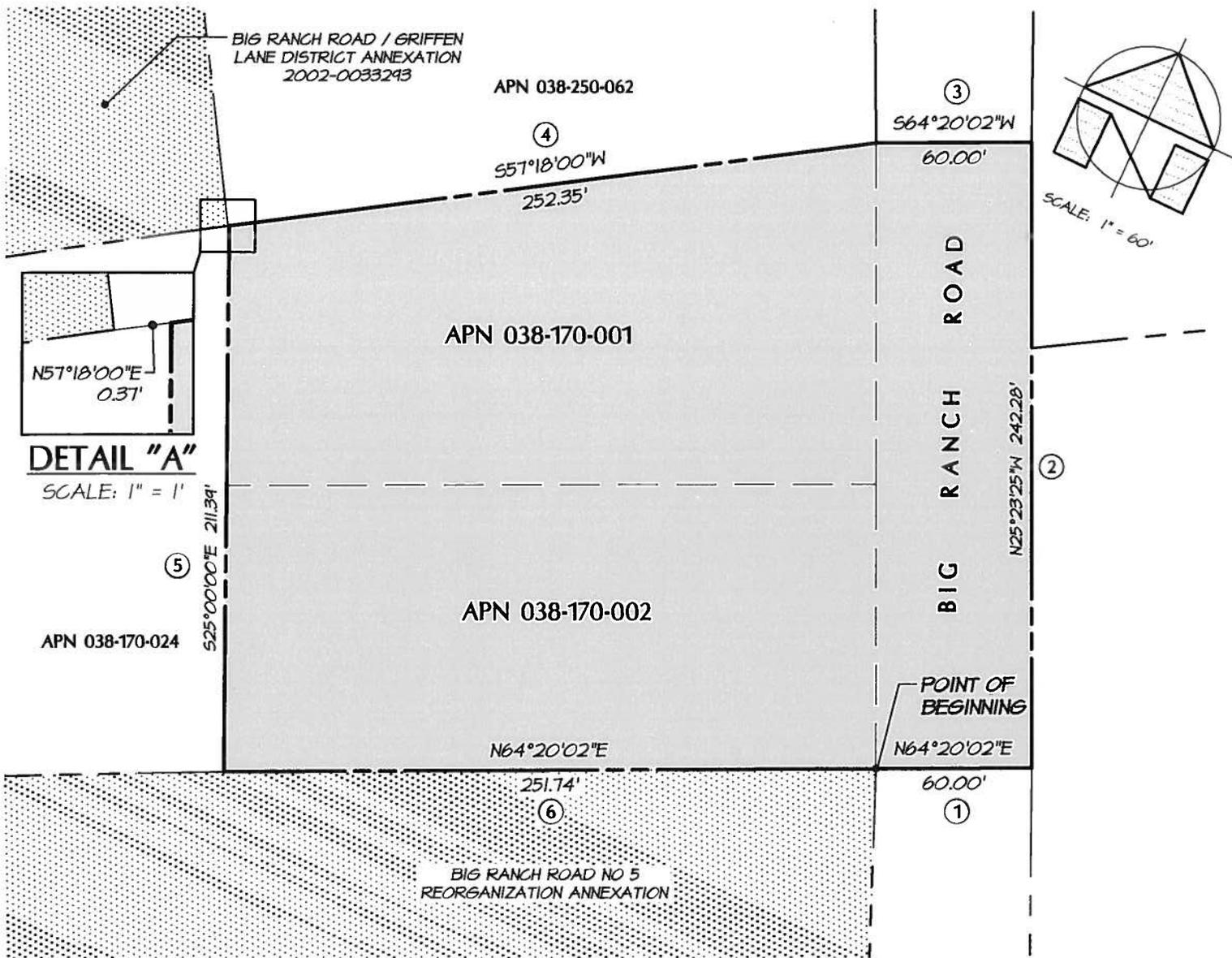
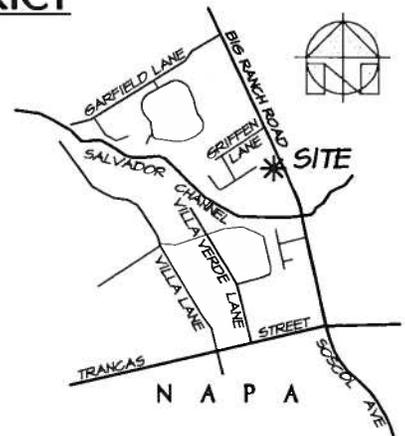


EXHIBIT "B"
MAP DELINEATING THE BOUNDARY OF
BIG RANCH ROAD NO. 6 ANNEXATION
TO THE NAPA SANITATION DISTRICT

SCALE: 1" = 60'

LEGEND:

- AREA TO BE ANNEXED AREA : 1.63± ACRES
ZONE : RS-20
- EXISTING NAPA SANITATION DISTRICT AREA



LOCATION MAP

NO SCALE

Job No. 01-54
August 2015

BARTELT
ENGINEERING
 CIVIL ENGINEERING · LAND PLANNING
 1303 Jefferson Street, 200 B, Napa, CA 94559
 Tel: 707-258-1301 · Fax: 707-258-2926
 · www.barteltengineering.com ·

Standard Indemnification Agreement

Name of Proposal: Big Ranch Road No. 6 Annexation to the Napa Sanitation District

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 Ronald G. Maxson and/or _____ (real party in interest: the landowner/registered voter) 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.

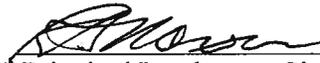
This indemnification obligation shall include, but is not limited to, expert witness fees or attorney fees that may be asserted by any person or entity, including the applicant, arising out of, or in connection with, the approval of this application. This indemnification is intended to be as broad as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

Applicant and/or real party in interest may be required by Napa LAFCO to execute an additional indemnity agreement as a condition of approval for this application. Such an agreement in no way limits the effect of obligations provided under this legal indemnity.

City/District Representative

Print Name

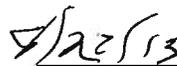
Date



Principal Landowner Signatures

Ronald G. Maxson

Print Name



Date

Standard Indemnification Agreement

Name of Proposal: Big Ranch Road No. 6 Annexation to the Napa Sanitation District

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 Nancy R. Maxson and/or _____ (real party in interest: the ~~(andowner/registered voter)~~ landowner/registered voter) 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.

Applicant and/or real party in interest may be required by Napa LAFCO to execute an additional indemnity agreement as a condition of approval for this application. Such an agreement in no way limits the effect of obligations provided under this legal indemnity.

City/District Representative

Print Name

Date


Principal Landowner Signatures

Nancy R. Maxson

Print Name

8-27-15

Date

Standard Indemnification Agreement

Name of Proposal: Big Ranch Road No. 6 Annexation to the Napa Sanitation District

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 Mary L. Riley and/or _____ (real party in interest: the ~~(andowner/registered voter)~~ landowner/registered voter) 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.

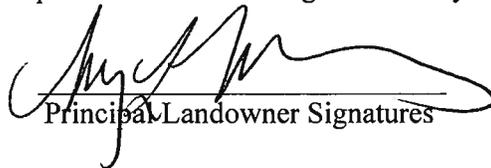
This indemnification obligation shall include, but is not limited to, expert witness fees or attorney fees that may be asserted by any person or entity, including the applicant, arising out of, or in connection with, the approval of this application. This indemnification is intended to be as broad as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

Applicant and/or real party in interest may be required by Napa LAFCO to execute an additional indemnity agreement as a condition of approval for this application. Such an agreement in no way limits the effect of obligations provided under this legal indemnity.

City/District Representative

Print Name

Date


Principal Landowner Signatures

Mary L. Riley

Print Name

8-27-15

Date

Standard Indemnification Agreement

Name of Proposal: Big Ranch Road No. 6 Annexation to the Napa Sanitation District

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 Thomas M. Riley and/or _____ (real party in interest: the ~~landowner/registered voter~~) 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.

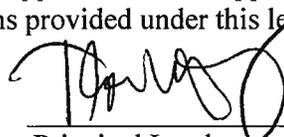
This indemnification obligation shall include, but is not limited to, expert witness fees or attorney fees that may be asserted by any person or entity, including the applicant, arising out of, or in connection with, the approval of this application. This indemnification is intended to be as broad as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

Applicant and/or real party in interest may be required by Napa LAFCO to execute an additional indemnity agreement as a condition of approval for this application. Such an agreement in no way limits the effect of obligations provided under this legal indemnity.

City/District Representative

Print Name

Date



Principal Landowner Signatures

Thomas M. Riley

Print Name

8/29/2015

Date