

ANNEXATION

**JUSTIFICATION OF PROPOSAL
FOR REVIEW BY THE
LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY**
1700 Second St., Suite 268 Napa, California 94559-2409
Telephone (707) 259-8645

APPLICANT(S): _____

NAME OF PROPOSAL: _____

PRINCIPAL JURISDICTION INVOLVED: _____

Affected County(ies) County of Napa: __ Other: _____

TYPE: (Check the method by which this application was initiated)

- Resolution of application
- Petition of landowners
- Petition of registered voters

STATUTORY PROVISIONS UNDER WHICH THIS MATTER IS PROPOSED:

The Cortese/Knox Local Government Reorganization Act of 1985
Commencing with California Government Code Section 56000

In accordance with applicable provisions of the California Government Code, the Commission must review specific factors in its consideration of this proposal. In order to facilitate the Commission's review, it will be necessary to respond to the following questions listed in this justification of proposal.

PROJECT DESCRIPTION: (include the total underlying project):

GENERAL INFORMATION:

1. Population in the subject area:
2. Anticipated future population in the subject area: _____
3. Population density (i.e., per square miles, per acre): _____
4. Number of registered voters:
5. Number of dwelling units:
6. Proximity to other populated areas or communities: _____
7. Is there a good likelihood of a significant increase in population in the subject area within the next 10 years: Yes __ No

8. Is there a good likelihood of a significant increase in population of adjacent areas within the next 10 years:
 - a. In unincorporated areas: Yes___ No
 - b. In incorporated areas: Yes___ No
9. Present Assessor's tax rate code(s) in the subject area: _____
10. Present tax rate in the subject area: _____
11. Change in tax rate as a result of this proposal: _____
12. Total assessed valuation of subject territory:
Land_____ Imp.
13. Assessor's Parcel information: (attach as exhibit if more than 4-parcels)

<u>Parcel Number</u>	<u>Size</u>	<u>Parcel Number</u>	<u>Size</u>
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

14. Total number of Assessor's Parcels:
15. Total land area:_____ acres Total street Area:
(in acres) (in miles)

SERVICES:

1. Indicate essential urban services provided to subject area:

<u>Service</u>	<u>Agency Providing Services:</u>	
	<u>Now</u>	<u>After Annexation</u>
<u>Water</u>	_____	_____
<u>Sewage Disposal</u>	_____	_____
<u>Fire</u>	_____	_____
<u>Sheriff/Police</u>	_____	_____
<u>Other</u>	_____	_____

2. Estimate probable future needs for new or increased governmental services or controls in the area: _____
3. Describe the effects that this proposal will have on the cost and adequacy of governmental services in the subject area and adjacent areas, if any: _____
4. Describe the effects that fees received by affected local agencies may have in enabling such agencies to extend their service(s) to other areas: _____

5. Estimate the effect of the proposed action and of alternative actions on the following:

- a. Mutual social and economic interests: _____

- b. The Local governmental structure in the County: _____

BOUNDARIES:

- 1. Does this proposal split lines of assessment: Yes__ No
- 2. Is the subject territory a portion of an existing island of unincorporated territory? Yes__ No
- 3. Do the boundaries of the subject territory create an island of unincorporated territory? Yes__ No
- 4. Describe any natural or man-made features which act as a boundary:

GENERAL AND SPECIFIC PLANS:

- 1. General Plan designation of the affected city: _____
- 2. Does the proposal conform to the City's Plan: Yes__ No
- 3. General Plan designation of the County: _____
- 4. Does the proposal conform to the County's Plan: Yes__ No
- 5. Is the subject territory within a sphere of influence established by LAFCO for the affected local agency: Yes__ No__ (If no, attach justification).
- 6. Existing land use: _____
- 7. Proposed land use: _____
- 8. Existing zoning: _____
- 9. Proposed zoning: _____
- 10. Has the area been rezoned: Yes__ No
 Rezoning classification _____
- 11. Is a development project currently under consideration or has such been approved. Yes__ No__ If yes, indicate type of development, agency, project title and file number and attach copies of applications, approved permits and environmental documents. _____

SITE:

- 1. Is the site classed as prime agricultural soils: Yes__ No
- 2. Will the project decrease the amount of land available for agriculture or Open Space? Yes__ No__ If yes, explain:

3. Will the project effect any agricultural preserves either directly of indirectly: Yes___ No___ If yes, explain: _____

4. Will the project require the extension or expansion of public utilities including fire, sewer, or water: Yes___ No___ If yes, explain: _____

5. Will the project require public services from any agency or district which is currently operating at or near capacity, including sanitation, police, schools, fire, or water: Yes___ No___ If yes, indicate which agency and justify:

6. Describe topography and soils: _____

7. Describe drainage basins, rivers, flood control channels: _____

8. Describe vegetation and wildlife: _____

9. Describe air, water and noise quality: _____

10. Indicate known archaeological or historical site: _____

11. Describe major access routes serving the area: _____

12. Could the project serve to encourage development of presently undeveloped areas, or increase intensity of development of already developed areas:
 Yes__ No__ If yes, discuss:

LIST OF ALL STATE AND LOCAL AGENCIES WHICH HAVE PERMIT APPROVAL OVER THE TOTAL PROJECT

<u>AGENCY</u>	<u>TYPE OF PERMIT</u>
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____

BONDED INDEBTEDNESS AND TAXING ZONES

1. Does the annexing agency have any outstanding bonded indebtedness?
(Please list)

2. Will the annexed territory be liable for its share of existing bonded indebtedness?
_____. (If yes, please indicate manner in which the bond(s) will be retired.)

3. Will the annexed territory be included within any particular Division or Zone of the annexing agency?_____. Please Specify.

NAMES AND ADDRESSES OF THE OFFICERS OR PERSONS (NOT TO EXCEED THREE) WHO ARE TO BE FURNISHED WITH COPIES OF THE EXECUTIVE OFFICER'S REPORT AND WHO ARE TO BE GIVEN MAILED NOTICE OF HEARING. (PLEASE PRINT OR TYPE)

<u>NAME</u>	<u>ADDRESS</u>
1. _____	_____
2. _____	_____
3. _____	_____

NAME, ADDRESS AND TELEPHONE NUMBER OF CONTACT PERSON(S)

<u>Applicant/Agent</u>	<u>Address</u>	<u>Telephone No.</u>
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____

NAMES AND ADDRESSES OF ALL LANDOWNERS WITHIN THE SUBJECT TERRITORY AS SHOWN ON THE MOST RECENT COUNTY ASSESSMENT ROLLS. (PLEASE PRINT OR TYPE)

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____

(If more than four landowners, please attach as an exhibit)

_____ (Date) _____ Signature of Applicant
or Authorized Agent

Filed in the office of the Napa Local Agency Formation Commission	
Check# _____	_____
Amount\$ _____	Received by _____
Date _____	
(For Office Use Only)	