

RESOLUTION NO. _____

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

**LAUREL STREET CITY ANNEXATION
CITY OF NAPA**

WHEREAS, an application of the City of Napa, by resolution, proposing the annexation of territory to the City of Napa has been filed with the Executive Officer, hereinafter referred to as “Executive Officer” of the Napa County Local Agency Formation Commission, hereinafter referred to as “the Commission”, pursuant to Title 5, Division 3, commencing with Section 56000 of the California Government Code; and

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

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

WHEREAS, the Commission heard and fully considered all the evidence presented at a public hearing held on said proposal; and

WHEREAS, the Commission considered all the factors required by law under Section 56375.3 and 56668 of the California Government Code; and

WHEREAS, the Commission found the proposal consistent with the sphere of influence established for the affected City and with the Commission’s adopted policy determinations; and

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

1. In accordance with the adopted Local Agency Formation Commission Environmental Impact Report Guidelines, and applicable provisions of the California Environmental Quality Act (CEQA), the Commission has considered the Environmental Impact Report (EIR) for *Envision Napa 2020*, the City of Napa’s General Plan Update, certified December 1, 1998, and finds that the EIR makes land use assignments for the subject territory and adequately discusses the environmental impacts of development to the assigned densities. The Commission finds that annexation will not introduce any new considerations with respect to this EIR, and that probable future projects are adequately addressed by it. The Commission further finds that projects, as they become known, will be subject to environmental review as they are developed. These findings are based on its independent judgment and analysis. The Records upon which these findings are made are located at the LAFCO office at 1700 Second Street, Suite 268, Napa, California.
2. The proposal is APPROVED.

3. This proposal is assigned the following distinctive short-term designation:

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4. The affected territory is shown in the attached Exhibit "A".
5. The affected territory so described is uninhabited as defined in California Government Code §56046.
6. The City of Napa utilizes the Regular County assessment roll.
7. The affected territory will be taxed for existing general bonded indebtedness of the City of Napa.
8. The proposal shall be subject to the terms and conditions specified in the attached Exhibit "B".
9. The Commission authorizes conducting authority proceedings to be waived in accordance with Government Code Section 56375.3(a)(1).
10. Recordation is contingent upon receipt by the Executive Officer of a map and boundary description determined by the Executive Officer and County Surveyor to conform to the requirements of the State Board of Equalization.
11. Recordation is contingent upon payment of any and all outstanding fees owed the Commission and/or other agencies involved in the processing of this proposal.
12. The effective date shall be the date of recordation of the Certificate of Completion.

The foregoing resolution was duly and regularly adopted by the Local Agency Formation Commission of the County of Napa, State of California, at a regular meeting held on the 5th of February 2007, by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSENT: Commissioners _____

ABSTAIN: Commissioners _____

ATTEST: Keene Simonds
Executive Officer

Prepared by: _____
Kathy Mabry, Commission Secretary

EXHIBIT B

TERMS AND CONDITIONS LAUREL STREET CITY ANNEXATION CITY OF NAPA

1. Pursuant to California Government Code Section 56375(e), no subsequent changes may be made to the land use designations or zoning standards for the affected territory that do not conform to the present rezoning for a period of two years following the completion of the annexation. An exemption is allowed only if the City of Napa Council, as the affected legislative body, makes a finding at a public hearing that a substantial change has occurred in circumstances that necessitate a departure from the rezoning in the application presented to the Commission.
2. Upon and after the effective date of the annexation, the affected territory, all inhabitants within such territory, and all persons entitled to vote by reasons of residing or owning land within the territory, shall be subject to the jurisdiction of the City of Napa, hereafter referred to as "the City"; shall have the same rights and duties as if the affected territory has been a part of the City upon its original formation; shall be liable for the payment of principal, interest, and any other amounts which shall become due on account of any outstanding or then authorized but therefore issued bonds, including revenue bonds, or other contracts or obligations of the City; shall be subject to the levying or fixing and collection of any and all taxes, assessments, service charges, rentals or rates as may be necessary to provide for such payment; and shall be subject to all of the rates, rules, regulations and ordinances of the City, as now or hereafter amended.
3. Upon and after the effective date of the annexation, the affected territory, and all inhabitants within such territory shall, to the extent permitted by law, be subject to all previously authorized charges, fees, assessments and taxes that were lawfully enacted by the City.