



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

1754 Second Street, Suite C
Napa, California 94559
Phone: (707) 259-8645
www.napa.lafco.ca.gov

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

Agenda Item 8a (Action)

TO: Local Agency Formation Commission
PREPARED BY: Dawn Mittleman Longoria, Assistant Executive Officer
MEETING DATE: June 5, 2023
SUBJECT: Proposed Browns Valley Road Reorganization and Associated CEQA Findings

RECOMMENDATION

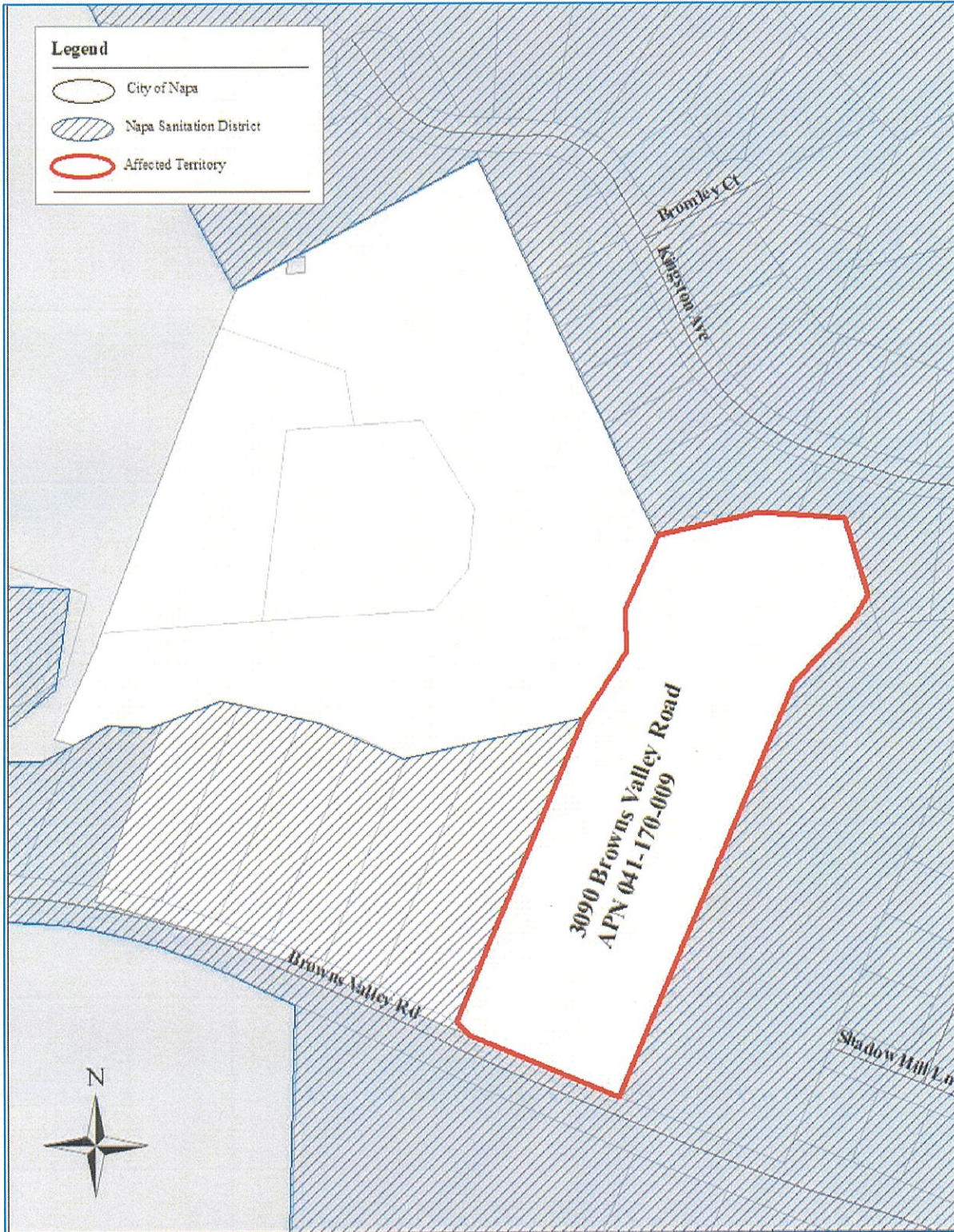
Adopt the Resolution of the Local Agency Formation Commission of Napa County Making Determinations – Browns Valley Road Reorganization (Attachment One) making California Environmental Quality Act (CEQA) findings and approving the proposed reorganization for annexation to the City of Napa (“City”), annexation to the Napa Sanitation District (NSD), and detachment from County Service Area (CSA) No. 4. Standard conditions are also recommended.

BACKGROUND AND SUMMARY

Applicant: Edenbridge Homes (on behalf of landowner)
Proposed Action: Annexation to City and NSD, detachment from CSA No. 4
Assessor Parcel Numbers: 041-170-009
Location: 3090 Browns Valley Road
Area Size: 3.77 acres
Jurisdiction: County of Napa (County)
Sphere of Influence Consistency: Yes
Policy Consistency: Yes
Tax Sharing Amount: \$13,000 to City, \$0 to NSD
Landowner Consent: 100%
Protest Proceedings: Waived
CEQA: City Negative Declaration
Current Land Uses: Two single family residences (cottage, barn, and sheds)

Purpose: Facilitate construction of single-family home subdivision
Development Plans: Eleven single-family home subdivision
Development Potential: City General Plan would allow up to 11 residential lots subject to City review and approval
Application: Attachment Two
Maps of Affected Territory: Following pages

Margie Mohler, Chair
Councilmember, Town of Yountville
Anne Cottrell, Vice Chair
County of Napa Supervisor, 3rd District
Kenneth Leary, Commissioner
Representative of the General Public
Beth Painter, Commissioner
Councilmember, City of Napa
Belia Ramos, Commissioner
County of Napa Supervisor, 5th District
Eve Kahn, Alternate Commissioner
Representative of the General Public
Mariam Aboudamous, Alternate Commissioner
Councilmember, City of American Canyon
Joelle Gallagher, Alternate Commissioner
County of Napa Supervisor, 1st District
Brendon Freeman
Executive Officer





DISCUSSION

Policy on Concurrent Detachment from CSA No. 4

The affected territory is located in CSA No. 4's jurisdictional boundary.¹ Local policy requires that all annexations to a city also include concurrent detachment from CSA No. 4 unless the affected territory contains, or is expected to contain, vineyards totaling one acre or more. Detaching the affected territory from CSA No. 4 is appropriate.

Unincorporated Island Considerations

The affected territory is within an unincorporated island surrounded by the City. The island includes 11 unincorporated parcels totaling approximately 14.8 acres with an estimated 26 residents. The Commission has discretion to expand the boundary of the affected territory to include additional parcels. However, the City surveyed neighboring landowners to solicit interest in joining the underlying proposal and none of the other landowners were interested. Staff recommends no modifications to the boundary of the affected territory.

Factors for Commission Determinations

Mandated Factors: Attachment Three²

Property Tax Agreements

City of Napa: \$13,000 property tax exchange³

NSD: No change in allocation for annexations to NSD

Protest Proceedings

Waived: Legally uninhabited (fewer than 12 registered voters) and 100% consent of property owners and affected located agencies⁴

¹ The intent and function of CSA No. 4 is to sponsor a voter-approved special assessment on all parcels in its jurisdiction containing one acre or more of vineyards to fund farmworker housing services.

² California Government Code sections 56668 & 56668.3

³ Master Property Tax Agreements: City of Napa Resolution 80-31; NSD Resolution 80-37

⁴ California Government Code section 56662(a): fewer than 12 registered voters; no affected local agency has submitted a written demand for notice and hearing; all owners of land within the affected territory have given their written consent to the proposal.

ENVIRONMENTAL REVIEW

City of Napa (Lead Agency): Initial Study/Mitigated Negative Declaration prepared for the Browns Valley Subdivision Project (PL21-0179) dated September 16, 2022 and adopted by the City Council per CEQA Guidelines section 15074, included as Attachment Four.⁵ The Commission has considered the Initial Study/Mitigated Negative Declaration prepared by the Lead Agency in accordance with CEQA Guidelines section 15096.

ATTACHMENTS

- 1) Draft Resolution Approving the Proposal and Making CEQA Findings
- 2) Application Materials
- 3) Factors for Commission Determinations
- 4) Initial Study and Mitigated Negative Declaration for the Browns Valley Subdivision Project

⁵ Reviewed by Napa LAFCO Legal Counsel

RESOLUTION NO. ____

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

BROWNS VALLEY ROAD REORGANIZATION

WHEREAS, an application for a proposed reorganization has been filed with the Local Agency Formation Commission of Napa County, hereinafter referred to as the “Commission,” pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Government Code section 65000, et seq.); and

WHEREAS, the application seeks Commission approval to annex approximately 3.7 acres of unincorporated land to the City of Napa and the Napa Sanitation District with detachment from County Service Area No. 4 and represents one entire parcel located at 3090 Browns Valley Road and identified by the County of Napa Assessor’s Office as 041-170-009 (the “Project”); and

WHEREAS, the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”) requires the City of Napa to consider the potential environmental impacts of the Project as the Lead Agency (as that term is defined by Public Resources Code section 21067);

WHEREAS, on September 14, 2022, the City of Napa posted a Notice of Intent to Adopt a Mitigated Negative Declaration which identified the period from September 16, 2022 to October 17, 2022 for review and comment by the public and public agencies having jurisdiction by law with respect to the Project; and

WHEREAS, on January 19, 2023, the City of Napa’s Planning Commission considered the Mitigated Negative Declaration and all written and oral testimony submitted to it at a noticed public hearing on the Project and recommended that the City Council adopt a resolution adopting the Mitigated Negative Declaration;

WHEREAS, on February 21, 2023, the City of Napa adopted Resolution R2023-20 approving submittal of an application to the Commission to initiate proceedings for the annexation of the Project site to the City of Napa and adopted Resolution R2023-19 determining that the actions authorized were adequately analyzed by the Project’s Initial Study and Mitigated Negative Declaration; and

WHEREAS, the Commission’s Executive Officer has reviewed the proposal and prepared a report with recommendations; and

WHEREAS, the Executive Officer’s report and recommendations 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 meeting held on the proposal on June 5, 2023; and

WHEREAS, the Commission considered all the factors required by law under Government Code sections 56668 and 56668.3 as well as adopted local policies and procedures; and

WHEREAS, the proposal is consistent with the spheres of influence established for the City of Napa and the Napa Sanitation District; and

WHEREAS, the Project territory is uninhabited (as that term is defined by Government Code section 56046); no affected local agency has submitted a written demand for notice and hearing; and all owners of land included in the Project territory consent to the subject annexation; and

WHEREAS, in accordance with applicable provisions of CEQA, the Commission serves as Responsible Agency for the reorganization (as that term is defined by Public Resources Code section 21069) and has considered the Mitigated Negative Declaration prepared by the Lead Agency in accordance with CEQA Guidelines section 15096; and

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

1. The Factors for Commission Determinations provided in the Executive Officer's written report are hereby incorporated herein by this reference and are adequate.
2. The Commission serves as Responsible Agency for the proposal pursuant to CEQA Guidelines section 15051(b)(2). Pursuant to CEQA Guidelines 15162, the Commission determined that the proposal is within the scope of the Initial Study/Mitigated Negative Declaration prepared for the Browns Valley Subdivision Project (PL21-0179) dated September 16, 2022, and adopted by the City Council per CEQA Guidelines section 15074. The record of the Project's environmental review shall be kept at the Napa City Community Development Department, 1800 First Street, Napa, CA 94559.
3. The proposal is APPROVED, which includes annexation of the affected territory to the City of Napa and to the Napa Sanitation District and detachment of the affected territory from County Service Area No. 4, subject to the conditions specified in item 11 below.
4. This proposal is assigned the following distinctive short-term designation:

BROWNS VALLEY ROAD REORGANIZATION

5. The affected territory is shown on the maps in the attached Exhibit "A".
6. The affected territory so described is uninhabited as defined in California Government Code section 56046.
7. The affected territory is to be included on the regular assessment roll of the County of Napa, used by the City of Napa and the Napa Sanitation District.
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 waives conducting authority proceedings in accordance with California Government Code section 56662(a).
- 11. Recordation is contingent upon receipt by the Executive Officer of the following:
 - (a) Final maps and geographic descriptions of the affected territory determined by the County Surveyor to conform to the requirements of the State Board of Equalization.
 - (b) Written confirmation from the Napa Sanitation District that it is acceptable to record a Certificate of Completion.
- 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.
- 13. The Commission hereby directs staff to file a Notice of Determination in compliance with CEQA.

The foregoing resolution was duly and regularly adopted by the Commission at a public meeting held on June 5, 2023, after a motion by Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSENT: Commissioners _____

ABSTAIN: Commissioners _____

Margie Mohler
Commission Chair

ATTEST: _____
Brendon Freeman
Executive Officer

Recorded by: Stephanie Pratt
Clerk/Jr. Analyst

EXHIBIT A
BROWNS VALLEY ROAD
ANNEXATION TO THE CITY OF NAPA
GEOGRAPHICAL DESCRIPTION

All that certain property, situated in a portion of Sections 4 and 5, Township 5 North, Range 4 West, Mount Diablo Base Meridian, in the County of Napa, State of California, described as follows:

Beginning at the southwest corner of the Browns Valley Road - Robinson Lane Annexation District as described in the Certificate of Completion recorded on July 21, 1982 in Book 1248 of Official Records, Page 439 in the office of the Napa County Recorder, State of California,

(1) thence along the north line of the Thompson Avenue – Laurel Street Annexation District as described in document recorded on August 27, 1971 in Book 858 of Official Records, Page 525 in the office of the Napa County Recorder, State of California, North 67° 44' 51" West 224.03 feet

(2) thence North 22° 26' 18" East 413.33 feet to the Centerline of South Branch Napa Creek;

(3) thence along Napa Creek South 52° 00' 00" East 4.78 feet;

(4) thence South 71° 00' 00" East 5.00 feet;

(5) thence North 73° 00' 00" East 14.00 feet;

(6) thence North 9° 00' 00" East 26.00 feet;

(7) thence North 38° 30' 00" East 18.00 feet;

(8) thence North 17° 00' 00" East 30.50 feet;

(9) thence North 12° 20' 00" East 86.00 feet;

(10) thence North 5° 10' 00" East 48.00 feet;

(11) thence North 18° 00' 00" East 30.00 feet;

(12) thence North 64° 11' 34" East 26.57 feet to the southern line of Buckingham Park – Hudson Lane Annexation District Napa described in document in Book 595 of Official Records, Page 558 in the office of the Napa County Recorder, State of California,

(13) thence along said southern line North 76° 41' 30" East 124.80 feet;

(14) thence South 86° 13' 30" East 116.00 feet;

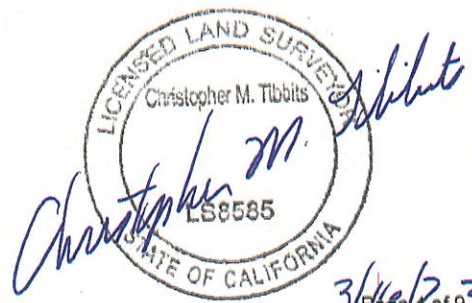
(15) thence South 13° 28' 30" East 23.60 feet to the northern prolongation of the western most line of said Browns Valley Road - Robinson Lane Annexation District

(16) thence along said prolongation and west line South 22° 41' 58" West 764.62 feet to the **Point of Beginning**

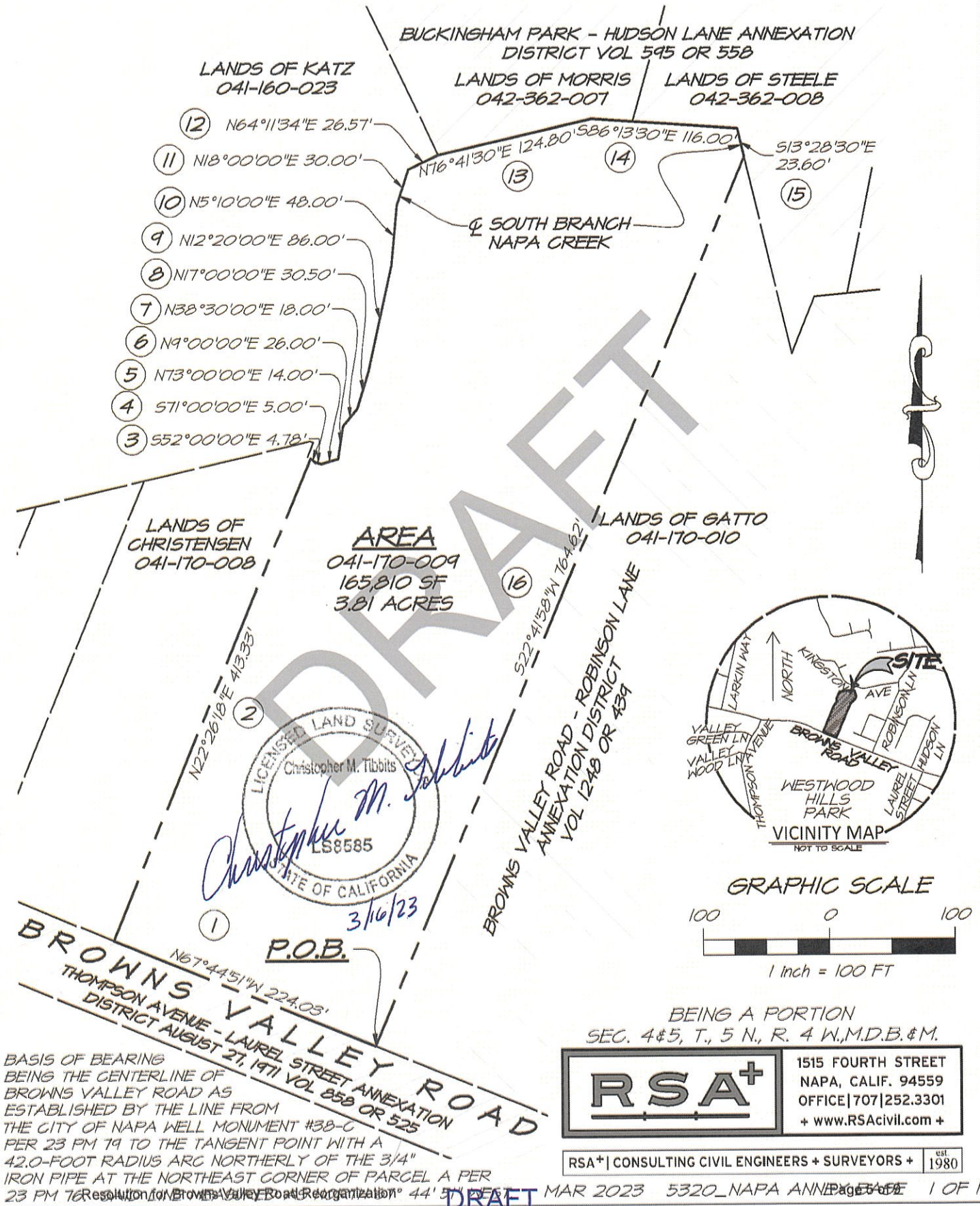
Containing 3.81 Acres, more or less.

Basis of Bearing being the centerline of Browns Valley Road as established by the line from the City of Napa Well Monument #38-C Per 23 PM 79 to the tangent Point with a 42.0-foot radius arc northerly of the 3/4" Iron Pipe at the northeast corner of Parcel A per 23 PM 76.
Said line measured as North 67° 44' 51" West.

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



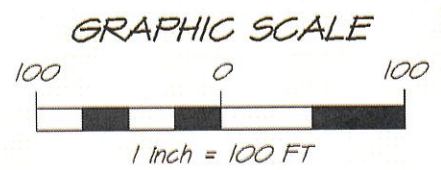
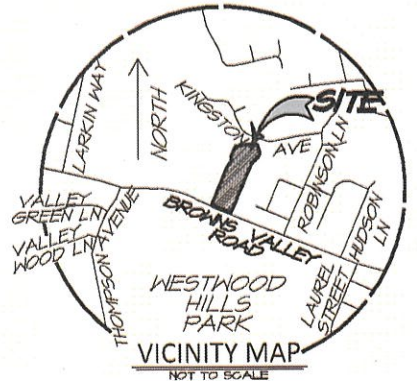
MAP DELINEATING THE BOUNDARY OF BROWNS VALLEY ROAD ANNEXATION TO THE CITY OF NAPA



- 12 N64°11'34"E 26.57'
- 11 N18°00'00"E 30.00'
- 10 N5°10'00"E 48.00'
- 9 N12°20'00"E 86.00'
- 8 N17°00'00"E 30.50'
- 7 N38°30'00"E 18.00'
- 6 N9°00'00"E 26.00'
- 5 N73°00'00"E 14.00'
- 4 S71°00'00"E 5.00'
- 3 S52°00'00"E 4.78'

AREA
041-170-009
165,810 SF
3.81 ACRES

LICENSED LAND SURVEYOR
Christopher M. Tibbitts
LS8585
STATE OF CALIFORNIA
Christopher M. Tibbitts
3/16/23



BEING A PORTION
SEC. 4&5, T. 5 N., R. 4 W., M.D.B. & M.

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1980

BROWNS VALLEY ROAD
THOMPSON AVENUE - LAUREL STREET ANNEXATION
DISTRICT AUGUST 27, 1971 VOL 858 OR 525

BASIS OF BEARING
BEING THE CENTERLINE OF
BROWNS VALLEY ROAD AS
ESTABLISHED BY THE LINE FROM
THE CITY OF NAPA WELL MONUMENT #38-C
PER 23 PM 79 TO THE TANGENT POINT WITH A
42.0-FOOT RADIUS ARC NORTHERLY OF THE 3/4"
IRON PIPE AT THE NORTHEAST CORNER OF PARCEL A PER
23 PM 79 TO THE TANGENT POINT WITH A 44' 5" RADIUS

North: 1871455.6764' East: 6475942.4754'

Segment #1 : Line

Course: N67°44'51"W Length: 224.03'

North: 1871540.5141' East: 6475735.1303'

Segment #2 : Line

Course: N22°26'18"E Length: 413.33'

North: 1871922.5513' East: 6475892.8937'

Segment #3 : Line

Course: S52°00'00"E Length: 4.78'

North: 1871919.6084' East: 6475896.6604'

Segment #4 : Line

Course: S71°00'00"E Length: 5.00'

North: 1871917.9806' East: 6475901.3880'

Segment #5 : Line

Course: N73°00'00"E Length: 14.00'

North: 1871922.0738' East: 6475914.7763'

Segment #6 : Line

Course: N9°00'00"E Length: 26.00'

North: 1871947.7537' East: 6475918.8436'

Segment #7 : Line

Course: N38°30'00"E Length: 18.00'

North: 1871961.8406' East: 6475930.0488'

Segment #8 : Line

Course: N17°00'00"E Length: 30.50'

North: 1871991.0079' East: 6475938.9662'

Segment #9 : Line

Course: N12°20'00"E Length: 86.00'

North: 1872075.0232' East: 6475957.3356'

Segment #10 : Line

Course: N5°10'00"E Length: 48.00'

North: 1872122.8281' East: 6475961.6582'

Segment #11 : Line

Course: N18°00'00"E Length: 30.00'

North: 1872151.3598' East: 6475970.9287'

Segment #12 : Line

Course: N64°11'34"E Length: 26.57'

North: 1872162.9269' East: 6475994.8487'

Segment #13 : Line

Course: N76°41'30"E Length: 124.80'

North: 1872191.6548' East: 6476116.2973'

Segment #14 : Line

Course: S86°13'30"E Length: 116.00'

North: 1872184.0175' East: 6476232.0456'

Segment #15 : Line

Course: S13°28'30"E Length: 23.60'

North: 1872161.0672' East: 6476237.5449'

Segment #16 : Line

Course: S22°41'58"W Length: 764.62'

North: 1871455.6733' East: 6475942.4802'

Perimeter: 1955.23' Area: 165809.60 Sq. Ft.

Error Closure: 0.0058 Course: S56°56'01"E

Error North: -0.00316 East: 0.00485

Precision 1: 337108.62

EXHIBIT A
BROWNS VALLEY ROAD NO. 15 DISTRICT
ANNEXATION TO NAPA SANITATION DISTRICT
GEOGRAPHICAL DESCRIPTION

All that certain property, situated in a portion of Sections 4 and 5, Township 5 North, Range 4 West, Mount Diablo Base Meridian, in the County of Napa, State of California, described as follows:

Beginning at the southwest corner of the Browns Valley Road No. 14 Annexation to Napa Sanitation District as described in the Certificate of Completion recorded September 01, 2021 as Series Number 2021-0028234, Napa County Records, State of California,

- (1) thence along the north line of the Browns Valley Road District Annexation Napa Sanitation District March 5, 1957 North 67° 44' 51" West 224.03 feet to the southeast corner of Browns Valley Road Goetze-Jamison District Annexation Napa Sanitation District February, 5 1957;
- (2) thence North 22° 26' 18" East 413.33 feet to the Centerline of south Branch Napa Creek;
- (3) thence along Napa Creek South 52° 00' 00" East 4.78 feet;
- (4) thence South 71° 00' 00" East 5.00 feet;
- (5) thence North 73° 00' 00" East 14.00 feet;
- (6) thence North 9° 00' 00" East 26.00 feet;
- (7) thence North 38° 30' 00" East 18.00 feet;
- (8) thence North 17° 00' 00" East 30.50 feet;
- (9) thence North 12° 20' 00" East 86.00 feet;
- (10) thence North 5° 10' 00" East 48.00 feet;
- (11) thence North 18° 00' 00" East 30.00 feet;
- (12) thence North 64° 11' 34" East 26.57 feet to the southern line of Buckingham Park District Annexation Napa Sanitation District Approved July 7 1959;
- (13) thence along said southern line North 76° 41' 30" East 124.80 feet;
- (14) thence South 86° 13' 30" East 116.00 feet;
- (15) thence South 13° 28' 30" East 23.60 feet to the northern prolongation of the western most line of said Browns Valley Road - Robinson Lane Annexation District
- (16) thence along said prolongation and west line South 22° 41' 58" West 764.62 feet to the **Point of Beginning**

Containing 3.81 Acres, more or less.

Basis of Bearing being the centerline of Browns Valley Road as established by the line from the City of Napa Well Monument #38-C Per 23 PM 79 to the tangent Point with a 42.0-foot radius arc northerly of the 3/4" Iron Pipe at the northeast corner of Parcel A per 23 PM 76.

Said line measured as North 67° 44' 51" West.

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



MAP DELINEATING THE BOUNDARY OF BROWNS VALLEY ROAD NO. 15 DISTRICT ANNEXATION ANNEXATION TO NAPA SANITATION DISTRICT

BASIS OF BEARING BEING THE CENTERLINE OF BROWNS VALLEY ROAD AS ESTABLISHED BY THE LINE FROM THE CITY OF NAPA WELL MONUMENT #38-C PER 23 PM 74 TO THE TANGENT POINT WITH A 42.0-FOOT RADIUS ARC NORTHERLY OF THE 3/4" IRON PIPE AT THE NORTHEAST CORNER OF PARCEL A PER 23 PM 76. SAID LINE MEASURED AS NORTH 67° 44' 51" WEST.

BUCKINGHAM PARK DISTRICT ANNEXATION
NAPA SANITATION DISTRICT

LANDS OF KATZ
041-160-023

LANDS OF MORRIS
042-362-007

LANDS OF STEELE
042-362-008

- ⑫ N64°11'34"E 26.57'
- ⑪ N18°00'00"E 30.00'
- ⑩ N5°10'00"E 48.00'
- ⑨ N12°20'00"E 86.00'
- ⑧ N17°00'00"E 30.50'
- ⑦ N38°30'00"E 18.00'
- ⑥ N9°00'00"E 26.00'
- ⑤ N73°00'00"E 14.00'
- ④ S71°00'00"E 5.00'
- ③ S52°00'00"E 4.78'

N76°41'30"E 124.80'
S86°13'30"E 116.00'

S13°28'30"E 23.60'

♀ SOUTH BRANCH
NAPA CREEK

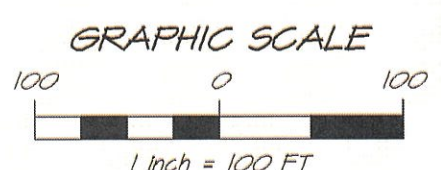
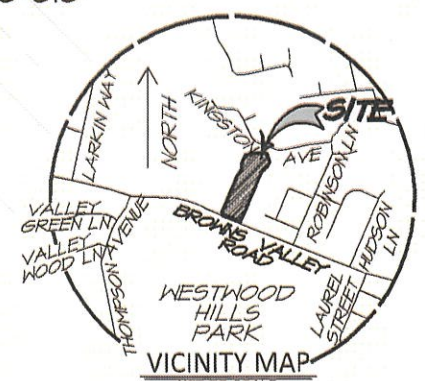
LANDS OF CHRISTENSEN
041-170-008

AREA
041-170-009
165,809 SF
3.81 ACRES

LANDS OF GATTO
041-170-010

BROWNS VALLEY ROAD
GOETZE-JAMISON
DISTRICT ANNEXATION
NAPA SANITATION
DISTRICT FEB. 5 1957

BROWNS VALLEY ROAD NO.
14 ANNEXATION TO
NAPA SANITATION DISTRICT
2021-0028234



BEING A PORTION
SEC. 4&5, T. 5 N., R. 4 W., M.D.B. & M.

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BROWNS VALLEY ROAD
N67°44'51"W 224.03'
BROWNS VALLEY ROAD DISTRICT ANNEXATION
NAPA SANITATION DISTRICT MARCH 5, 1957
BROWNS VALLEY ROAD
DISTRICT ANNEXATION
NAPA SANITATION DISTRICT
VOL 1365 PAGE 839

5320
NDS Clos
03-14-2023

North: 1871455.6764' East: 6475942.4754'

Segment #1 : Line

Course: N67°44'51"W Length: 224.03'

North: 1871540.5141' East: 6475735.1303'

Segment #2 : Line

Course: N22°26'18"E Length: 413.33'

North: 1871922.5513' East: 6475892.8937'

Segment #3 : Line

Course: S52°00'00"E Length: 4.78'

North: 1871919.6084' East: 6475896.6604'

Segment #4 : Line

Course: S71°00'00"E Length: 5.00'

North: 1871917.9806' East: 6475901.3880'

Segment #5 : Line

Course: N73°00'00"E Length: 14.00'

North: 1871922.0738' East: 6475914.7763'

Segment #6 : Line

Course: N9°00'00"E Length: 26.00'

North: 1871947.7537' East: 6475918.8436'

Segment #7 : Line

Course: N38°30'00"E Length: 18.00'

North: 1871961.8406' East: 6475930.0488'

Segment #8 : Line

Course: N17°00'00"E Length: 30.50'

North: 1871991.0079' East: 6475938.9662'

Segment #9 : Line

Course: N12°20'00"E Length: 86.00'

North: 1872075.0232' East: 6475957.3356'

Segment #10 : Line

Course: N5°10'00"E Length: 48.00'

North: 1872122.8281' East: 6475961.6582'

Segment #11 : Line

Course: N18°00'00"E Length: 30.00'

North: 1872151.3598' East: 6475970.9287'

Segment #12 : Line

Course: N64°11'34"E Length: 26.57'

North: 1872162.9269' East: 6475994.8487'

Segment #13 : Line

Course: N76°41'30"E Length: 124.80'

North: 1872191.6548' East: 6476116.2973'

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North: 1872184.0175' East: 6476232.0456'

Segment #15 : Line

Course: S13°28'30"E Length: 23.60'

North: 1872161.0672' East: 6476237.5449'

Segment #16 : Line

Course: S22°41'58"W Length: 764.62'

North: 1871455.6733' East: 6475942.4802'

Perimeter: 1955.23' Area: 165809.60 Sq. Ft.

Error Closure: 0.0058 Course: S56°56'01"E

Error North: -0.00316 East: 0.00485

Precision 1: 337108.62

For Staff Use

FORM B

Date Filed: 1/26/22

Proposal Name: Browns Valley Rd Reorg

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:

Annex 3.77-acre parcel at 3090 Browns Valley Rd. (APN 041-170-009) to City of Napa and Napa Sanitation District. Detach parcel from County Service Area No. 4.

Description of Boundaries of Affected Territory Accompanied by Map:

See attached geographical descriptions and plat maps prepared by RSA+ Engineers and dated 12-09-2021 (for City and Sanitation District annexations).

Reason for Proposal and Any Proposed Conditions:

Facilitate City approval of eleven (11) new single family home subdivision on subject parcel and provision of services by City and Sanitation District (City File No. PL21-0179).

Type of Petition:

Landowner

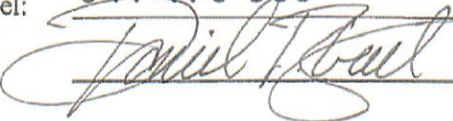
Registered Voter

Sphere of Influence Consistency:

Yes

No

If Landowner Petition, Complete the Following:

- 1) Name: Daniel L. Breit, Successor Trustee of the Henry E. Wigger 2019 Revocable Living Trust
Mailing Address: 3090 Browns Valley Rd., Napa, CA 94558
Assessor Parcel: 041-170-009
Signature:  Date: 1-26-2022
- 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

PROPOSAL APPLICATION
Change of Organization/Reorganization

I. APPLICANT INFORMATION

A. Name: Eric Zweig, Director of Planning, Edenbridge Homes
Contact Person Agency/Business (If Applicable)

Address: 21771 Stevens Creek Blvd., Ste. 200A, Cupertino, CA 95014
Street Number Street Name City Zip Code

Contact: (669) 231-4240, (669) 231-4250, eric@edenbridgehomes.com
Phone Number Facsimile Number E-Mail Address

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

II. PROPOSAL DESCRIPTION

A. Affected Agencies: City of Napa, 1600 First St./PO Box 660, Napa, CA 94559

Name	Address
<u>Napa Sanitation District</u>	<u>1515 Soscol Ferry Rd., Napa, CA 94558</u>
Name	Address
<u>County of Napa</u>	<u>1195 Third St., Napa, CA 94559</u>
Name	Address

Use Additional Sheets as Needed

B. Proposal Type: (Check as Needed)

<input checked="" type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Detachment	<input type="checkbox"/> City Incorporation	<input type="checkbox"/> District Formation
<input type="checkbox"/> City/District Dissolution	<input type="checkbox"/> City/District Merger	<input type="checkbox"/> Service Activation (District Only)	<input type="checkbox"/> Service Divestiture (District Only)

C. Purpose Statement: (Specific) Annex 3.77-acre parcel at 3090 Browns Valley Rd. (APN 041-170-009) to City of Napa and Napa Sanitation District and detach from County Service Area No. 4 for City subdivision approval.

III. GENERAL INFORMATION

A. Location:	3090 Browns Valley Rd.	041-170-009	3.77
	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) 3.77 Acres

B. Landowners:

- (1) Assessor Parcel Number : 041-170-009 Name: Daniel L. Breit
Mailing Address: 3090 Browns Valley Rd., Napa, CA 94558
Phone Number: (707) 738-2945 E-mail: stefan@destinationnapa.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: 1

D. Land Use Factors:

- (1a) County General Plan Designation: Rural Residential
- (1b) County Zoning Standard: RS:UR
- (2a) Applicable City General Plan Designation: SFR-110 (0 to 3 units per acre)
- (2b) Applicable City Pre-zoning Standard: RS-10 (min. lot size 10,000 sf)
(Required for City Annexations)

E. Existing Land Uses:
(Specific)

Single Family Residential (existing home, cottage, barn, and shed structures)

F. Development Plans:

- (1a) Territory Subject to a Development Project? Yes No
- (1b) If Yes, Describe Project: Eleven (11) new single family homes and cul-de-sac street proposed per City File No. PL21-0179.
- (1c) If No, When Is Development Anticipated? _____

G. Physical Characteristics:

- (1) Describe Topography: Parcel has gentle slopes of 1-6%, rising from Browns Valley Rd. to high point in center at approx. elev. 96, then slopes down 15% to plateau at NE corner with low point approx. elev. 83.
- (2) Describe Any Natural Boundaries: Browns Valley Creek borders parcel to the north and Browns Valley Road borders parcel to the south.
- (3) Describe Soil Composition and Any Drainage Basins: Alluvial fan and stream terrace deposits underlain by weathered bedrock. Bale clay, Cole silt, and Millsholm loams. Parcel drains to Browns Valley Creek in Napa River - Lower Napa City Reach basin.
- (4) Describe Vegetation: Ornamental landscaping and trees around existing single family home, cottage, barn, and shed structures. Riparian vegetation adjacent to creek.

H. Williamson Act Contracts
(Check One)

Yes

No

IV. GOVERNMENTAL SERVICES AND CONTROLS

A. Plan For Providing Services:

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

Water: City of Napa, Fire: City of Napa

Sewer: Napa Sanitation District

Gas/Electric/Telephone/CATV: PG&E, AT&T, Comcast

Solid Waste: Napa Recycling & Waste Services

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

Services to be provided as typical for eleven (11)
new single family homes of 2,770 - 3,937 sf each.

New water and sewer mains to be constructed in new
project cul-de-sac to City and Sanitation District standards.

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

City and Sanitation District have indicated there is existing capacity
to serve the parcel pending development project approvals
(anticipated in Summer/Fall 2022).

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

New water and sewer main extensions in project
cul-de-sac street will be constructed from existing
facilities in Browns Valley Rd. along parcel frontage.

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

Applicant (Edenbridge Homes) will construct new project cul-de-sac street, water and sewer main extensions,
and gas/electric/telephone/catv distribution facilities and pay building permit and connection fees.
Future homeowners in new subdivision will pay property taxes.

V. ENVIRONMENTAL INFORMATION

A. Environmental Analysis (City annexations require pre-zoning.)

(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: _____
Type
- None

Provide Copies of Associated Environmental Documents

VI. ADDITIONAL INFORMATION

A. Approval Terms and Conditions Requested For Commission Consideration:

City of Napa will require LAFCO annexation approval prior to approving proposed subdivision tentative map (City File No. PL21-0179). Anything the Commission can do to expedite review of this application so that the City Council may act on the subdivision application is appreciated.

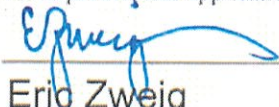
Use Additional Sheets As Needed

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

- (1) Recipient Name: Bond Mendez, Planner, City of Napa
Mailing Address: PO Box 660, Napa, CA 94559
E-Mail: bmendez@cityofnapa.org
- (2) Recipient Name: Andrew Damron, Engineer, Napa Sanitation District
Mailing Address: 1515 Soscol Ferry Rd., Napa, CA 94558
E-Mail: adamron@napasan.com
- (3) Recipient Name: County of Napa (for County Service Area No. 4)
Mailing Address: 1159 Third St., Napa, CA 94559
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: Eric Zweig
Title: Director of Planning, Edenbridge Homes
Date: 1/26/2022

5320
Napa EX-A
12-08-2021

EXHIBIT A
BROWNS VALLEY ROAD
ANNEXATION TO THE CITY OF NAPA
GEOGRAPHICAL DESCRIPTION

All that certain property, situated in a portion of Sections 4 and 5, Township 5 North, Range 4 West, Mount Diablo Base Meridian, in the County of Napa, State of California, described as follows:

Beginning at the southwest corner of the Browns Valley Road - Robinson Lane Annexation District as described in the Certificate of Completion recorded on July 21, 1982 in Book 1248 of Official Records, Page 439 in the office of the Napa County Recorded, State of California,

(1) thence along the north line of the Thompson Avenue – Laurel Street Annexation District as described in document recorded on August 27, 1971 in Book 858 of Official Records, Page 525 in the office of the Napa County Recorded, State of California, North 67° 44' 51" West 224.44 feet

(2) thence North 22° 06' 09" East 414.07 feet to the Centerline of South Branch Napa Creek;

(3) thence along Napa Creek South 52° 00' 00" East 7.52 feet;

(4) thence South 71° 00' 00" East 5.00 feet;

(5) thence North 73° 00' 00" East 14.00 feet;

(6) thence North 9° 00' 00" East 26.00 feet;

(7) thence North 38° 30' 00" East 18.00 feet;

(8) thence North 17° 00' 00" East 30.50 feet;

(9) thence North 12° 20' 00" East 86.00 feet;

(10) thence North 5° 10' 00" East 48.00 feet;

(11) thence North 18° 00' 00" East 30.00 feet;

(12) thence North 64° 11' 34" East 26.57 feet to the southern line of Buckingham Park – Hudson Lane Annexation District Napa described in document in Book 595 of Official Records, Page 558 in the office of the Napa County Recorded, State of California,

(13) thence along said southern line North 76° 41' 30" East 124.80 feet;

(14) thence South 86° 13' 30" East 116.00 feet;

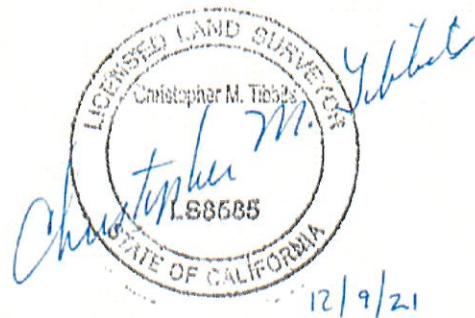
(15) thence South 13° 28' 30" East 13.71 feet to the northern prolongation of the wester most line of said Browns Valley Road - Robinson Lane Annexation District

(16) thence along said prolongation and west line South 22° 15' 09" West 772.62 feet to the **Point of Beginning**

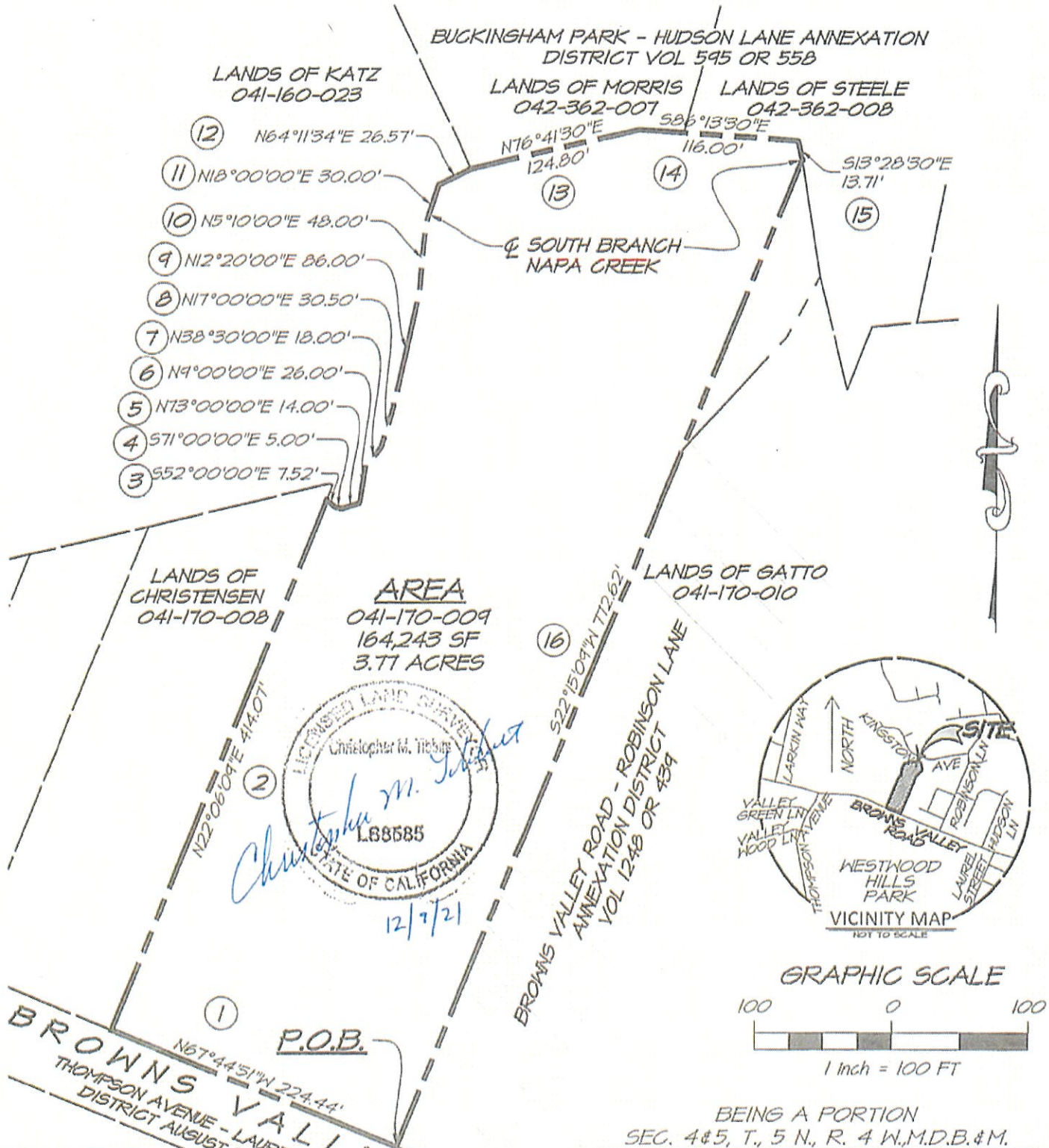
Containing 3.77 Acres, more or less.

Basis of Bearing being the centerline of Browns Valley Road as established by the line from the City of Napa Well Monument #38-C Per 23 PM 79 to the tangent Point with a 42.0-foot radius are northerly of the 3/4" Iron Pipe at the northeast corner of Parcel A per 23 PM 76. Said line measured as North 67° 44' 51" West.

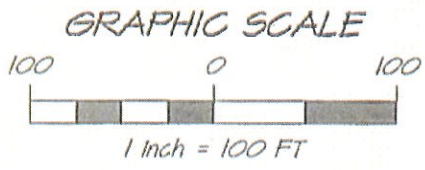
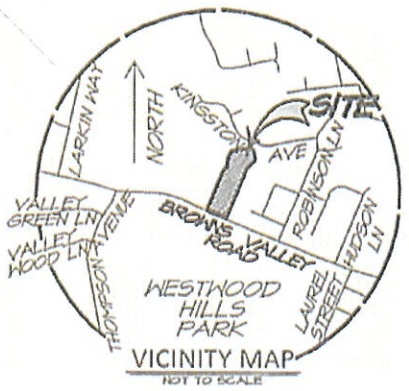
For assessment purposes only. This legal description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as a basis for an offer for sale of the land described.



MAP DELINEATING THE BOUNDARY OF BROWNS VALLEY ROAD ANNEXATION TO THE CITY OF NAPA



LICENSED LAND SURVEYOR
Christopher M. Tobias
L68585
STATE OF CALIFORNIA
Christopher M. Tobias
12/7/21



BEING A PORTION
SEC. 4&5, T. 5 N., R. 4 W.M.D.B.&M.

BROWNS VALLEY ROAD

BASIS OF BEARING
BEING THE CENTERLINE OF
BROWNS VALLEY ROAD AS
ESTABLISHED BY THE LINE FROM
THE CITY OF NAPA WELL MONUMENT #38-C
PER 23 PM 79 TO THE TANGENT POINT WITH A
42.0-FOOT RADIUS ARC NORTHERLY OF THE 3/4"
IRON PIPE AT THE NORTHEAST CORNER OF PARCEL A PER
23 PM 76. SAID LINE MEASURED AS NORTH 67° 44' 51" WEST.

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NAPA, CALIF. 94559
OFFICE | 707 | 252.3301
+ www.RSAcivil.com +

RSA+ | CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

5320
NDS EX-A
12-09-2021

EXHIBIT A
BROWNS VALLEY ROAD NO. 15 DISTRICT
ANNEXATION TO NAPA SANITATION DISTRICT
GEOGRAPHICAL DESCRIPTION

All that certain property, situated in a portion of Sections 4 and 5, Township 5 North, Range 4 West, Mount Diablo Base Meridian, in the County of Napa, State of California, described as follows:

Beginning at the southwest corner of the Browns Valley Road No. 14 Annexation to Napa Sanitation District as described in the Certificate of Completion recorded September 01, 2021 as Series Number 2021-0028234, Napa County Records, State of California,

- (1) thence along the north line of the Browns Valley Road District Annexation Napa Sanitation District March 5, 1957 North 67° 44' 51" West 224.44 feet to the southeast corner of Browns Valley Road Goetze-Jamison District Annexation Napa Sanitation District February, 5 1957;
- (2) thence North 22° 06' 09" East 414.07 feet to the Centerline of south Branch Napa Creek;
- (3) thence along Napa Creek South 52° 00' 00" East 7.52 feet;
- (4) thence South 71° 00' 00" East 5.00 feet;
- (5) thence North 73° 00' 00" East 14.00 feet;
- (6) thence North 9° 00' 00" East 26.00 feet;
- (7) thence North 38° 30' 00" East 18.00 feet;
- (8) thence North 17° 00' 00" East 30.50 feet;
- (9) thence North 12° 20' 00" East 86.00 feet;
- (10) thence North 5° 10' 00" East 48.00 feet;
- (11) thence North 18° 00' 00" East 30.00 feet;
- (12) thence North 64° 11' 34" East 26.57 feet to the southern line of Buckingham Park District Annexation Napa Sanitation District Approved July 7 1959;
- (13) thence along said southern line North 76° 41' 30" East 124.80 feet;
- (14) thence South 86° 13' 30" East 116.00 feet;
- (15) thence South 13° 28' 30" East 13.71 feet to the northern prolongation of the wester most line of said Browns Valley Road - Robinson Lane Annexation District
- (16) thence along said prolongation and west line South 22° 15' 09" West 772.62 feet to the **Point of Beginning**

Containing 3.77 Acres, more or less.

Basis of Bearing being the centerline of Browns Valley Road as established by the line from the City of Napa Well Monument #38-C Per 23 PM 79 to the tangent Point with a 42.0-foot radius arc northerly of the 3/4" Iron Pipe at the northeast corner of Parcel A per 23 PM 76.
Said line measured as North 67° 44' 51" West.

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



12/9/21

MAP DELINEATING THE BOUNDARY OF BROWNS VALLEY ROAD NO. 15 DISTRICT ANNEXATION ANNEXATION TO NAPA SANITATION DISTRICT

BASIS OF BEARING BEING THE CENTERLINE OF BROWNS VALLEY ROAD AS ESTABLISHED BY THE LINE FROM THE CITY OF NAPA WELL MONUMENT #38-C PER 23 PM 79 TO THE TANGENT POINT WITH A 42.0-FOOT RADIUS ARC NORTHERLY OF THE 3/4" IRON PIPE AT THE NORTHEAST CORNER OF PARCEL A PER 23 PM 76. SAID LINE MEASURED AS NORTH 67° 44' 51" WEST.

BUCKINGHAM PARK DISTRICT ANNEXATION
NAPA SANITATION DISTRICT

LANDS OF KATZ
041-160-023

- ⑫ N64°11'34"E 26.51'
- ⑪ N18°00'00"E 30.00'
- ⑩ N5°10'00"E 48.00'
- ⑨ N12°20'00"E 86.00'
- ⑧ N17°00'00"E 30.50'
- ⑦ N38°30'00"E 18.00'
- ⑥ N9°00'00"E 26.00'
- ⑤ N73°00'00"E 14.00'
- ④ S71°00'00"E 5.00'
- ③ S52°00'00"E 7.52'

LANDS OF MORRIS
042-362-007

LANDS OF STEELE
042-362-008

- S86°13'30"E 116.00'
- N76°41'30"E 124.80'
- ⑬
- ⑭
- S13°28'30"E 13.71'
- ⑮

♀ SOUTH BRANCH
NAPA CREEK

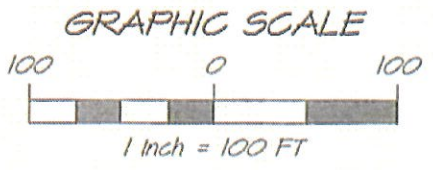
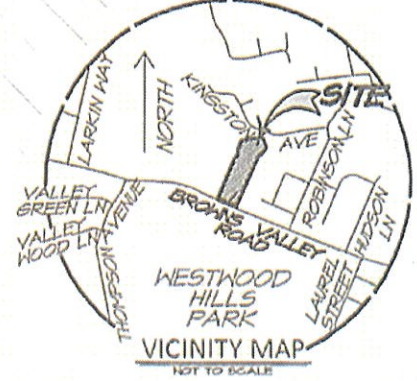
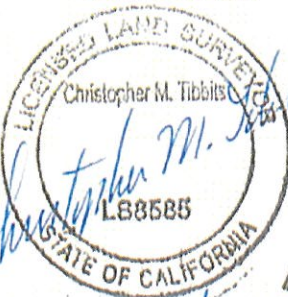
LANDS OF CHRISTENSEN
041-170-008

AREA
041-170-009
164,243 SF
3.77 ACRES

LANDS OF GATTO
041-170-010

BROWNS VALLEY ROAD
GOETZE-JAMISON
DISTRICT ANNEXATION
NAPA SANITATION
DISTRICT FEB. 5 1957

BROWNS VALLEY ROAD NO.
14 ANNEXATION TO
NAPA SANITATION DISTRICT
2021-0028234



① P.O.B.
N67°44'51"N 224.44'
BROWNS VALLEY ROAD DISTRICT ANNEXATION
NAPA SANITATION DISTRICT MARCH 5, 1957
BROWNS VALLEY ROAD DISTRICT ANNEXATION
NAPA SANITATION DISTRICT
VOL 1365 PAGE 839

BEING A PORTION
SEC. 4&5, T. 5 N., R. 4 W., M.D.B. & M.

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FACTORS FOR COMMISSION CONSIDERATION: **Browns Valley Road Reorganization**
 Government Code §56668 & §56668.3 require the review of a proposal to include the following factors:

FACTOR TO CONSIDER	COMMENT
1. Population and density [§56668(a)]	Consistent: Population one (legally uninhabited)
2. Land area and land use [§56668(a)]	Consistent: 3.7 acres, two single-family residences with out-buildings
3. Assessed valuation [§56668(a)]	Consistent: Land: \$918,000 Improvements: \$408,000
4. Topography, natural boundaries and drainage basins [§56668(a)]	Consistent: Gentle slope: 1-3 percent with high point of approximately 96-foot elevation, slopes to 15% to plateau Drainage basin: <i>Napa River – Lower Napa City Reach</i>
5. Proximity to other populated areas [§56668(a)]	Consistent: Located within an unincorporated island within the City of Napa's SOI, designated for residential infill in the General Plan
6. Likelihood of significant growth in the area, adjacent areas during next 10 years [§56668(a)]	Consistent: County General Plan designation: <i>Rural Residential</i> County Zoning: <i>RS:UR (Residential Single: Urban Reserve – within City SOI & RUL)</i> Development requires City annexation City General Plan designation: <i>SFR-110 (Single Family Residential, 0-3 lots per acre)</i> <i>General Plan 2040: Low Density Residential (3 to 8 units per acre) for 11 to 30 units on site.</i> City Pre-Zoning: <i>RS-10 (Residential, minimum lot size 10,000 sq. ft.), Residential Infill District</i>
7. Need for government services [§56668(b)]	Consistent: Approved development will require City services: Water, fire and emergency protection, law enforcement
8. Government services present cost, adequacy and controls in area [§56668(b)]	Consistent: Analysis: Central County Region Municipal Service Review adopted in 2014 and Napa Countywide Water Wastewater MSR Updated 10-4-21

<p>9. Government services probable future needs and controls in area</p> <p>[§56668(b)]</p>	<p>Consistent: Analysis: Central County Region Municipal Service Review adopted in 2014 and Napa Countywide Water Wastewater MSR Updated 10-4-21</p>
<p>10. Government services effect of proposal on cost, adequacy and controls in area and adjacent areas</p> <p>[§56668(b)]</p>	<p>Consistent: Analysis: Central County Region Municipal Service Review adopted in 2014 and Napa Countywide Water Wastewater MSR Updated 10-4-21</p>
<p>11. Effects on adjacent areas, on mutual social and economic interests, and on local governmental structure in the County</p> <p>[§56668(c)]</p>	<p>Consistent: Minimal effects on adjacent areas given the affected territory is surrounded by existing City and NSD boundaries, included in City's SOI and RUL, and included in NSD's SOI</p>
<p>12. Effects on planned efficient patterns of urban development</p> <p>[§56668(d)]</p>	<p>Consistent: County General Plan designation: Rural Residential County Zoning: RS:UR (Residential Single: Urban Reserve – within City SOI & RUL) Development requires City annexation</p> <p>City General Plan designation: <i>SFR-110 (Single Family Residential, 0-3 lots per acre)</i></p> <p>General Plan 2040: <i>Low Density Residential (3 to 8 units per acre) for 11 to 30 units on site.</i></p> <p>City Pre-Zoning: <i>RS-10 (Residential, minimum lot size 10,000 sq. ft.), Residential Infill District</i></p>
<p>13. Effects on maintaining physical and economic integrity of agricultural lands</p> <p>[§56668(e)]</p>	<p>Consistent: Within City RUL, not designated for agricultural or open space use</p>
<p>14. Boundaries: logical, contiguous, not difficult to serve, definite and certain</p> <p>[§56668(f)]</p>	<p>Consistent: One existing parcel, located on city-maintained streets, City approved development plans include streets</p>
<p>15. Conformance to lines of assessment, ownership</p> <p>[§56668(f)]</p>	<p>Consistent: One parcel: APN 041-170-009</p>
<p>16. Creation of islands, corridors, irregular boundaries</p> <p>[§56668(f)]</p>	<p>Consistent: City annexation would reduce the size of an unincorporated island, but would not create any new islands or irregular service areas.</p>

17. Consistency with regional transportation plan [§56668(g)]	Consistent: No specific projects in regional transportation plan (RTP), <i>Plan Bay Area 2050</i>
18. Consistency with city or county general and specific plans [§56668(h)]	Consistent: County General Plan designation: Rural Residential County Zoning: RS:UR (Residential Single: Urban Reserve – within City SOI & RUL) City General Plan designation: <i>SFR-110 (Single Family Residential, 0-3 lots per acre)</i> General Plan 2040: <i>Low Density Residential (3 to 8 units per acre) for 11 to 30 units on site.</i> City Pre-Zoning: <i>RS-10 (Residential, minimum lot size 10,000 sq. ft.), Residential Infill District</i>
19. Consistency with spheres of influence [§56668(i)]	Consistent: Within City's SOI since 1972 and NSD's SOI since 1975
20. Comments from affected agencies and other public agencies [§56668(j)]	Consistent: No comments received
21. Ability of agency to provide service including sufficiency of revenues [§56668(k)]	Consistent: Analysis: <u>Central County Region Municipal Service Review adopted in 2014</u> and <u>Napa Countywide Water Wastewater MSR Updated 10-4-21</u>
22. Timely availability of adequate water supply [§56668(l)]	Consistent: Analysis: <u>Central County Region Municipal Service Review adopted in 2014</u> and <u>Napa Countywide Water Wastewater MSR Updated 10-4-21</u>
23. Fair share of regional housing needs [§56668(m)]	Consistent: Development of 11 single family homes
24. Information or comments from landowners, voters, or residents in proposal area [§56668(n)]	Consistent: 100% consent of landowners

<p>25. Existing land use designations [§56668(o)]</p>	<p>Consistent: County General Plan designation: Rural Residential County Zoning: RS:UR (Residential Single: Urban Reserve – within City SOI & RUL) City General Plan designation: <i>SFR-110 (Single Family Residential, 0-3 lots per acre)</i> General Plan 2040: <i>Low Density Residential (3 to 8 units per acre) for 11 to 30 units on site.</i> City Pre-Zoning: <i>RS-10 (Residential, minimum lot size 10,000 sq. ft.), Residential Infill District</i></p>
<p>26. Effect on environmental justice [§56668(p)]</p>	<p>Consistent: No documentation or evidence suggesting the proposal will have any implication</p>
<p>27. Safety Element of GP concerns; identified as very high fire hazard zone [§56668(q)]</p>	<p>Consistent: Not located in a high fire hazard zone</p>
<p>28. Special district annexations: for the interest of landowners or inhabitants within the district and affected territory [§56668.3(a)(1)]</p>	<p>Consistent: Proposal approval would benefit by providing access to public sewer service for development, developer pays NSD fees and connection charges, new residents pay standard use charges</p>

**Final Initial Study/Mitigated Negative Declaration
Browns Valley Subdivision Project
City of Napa, Napa County, California
State Clearing House Number 2022090306**

Prepared for:

City of Napa

1600 First Street

Napa, CA 94559

707.257.9530

Contact: Michael Allen, Senior Planner

Prepared by:

FirstCarbon Solutions

2999 Oak Road, Suite 250

Walnut Creek, CA 94597

925.357.2562

Contact: Mary Bean, Project Director

Tsui Li, Project Manager

Date: December 9, 2022