



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

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

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

Agenda Item 8a

TO: Local Agency Formation Commission
PREPARED BY: Brendon Freeman, Analyst
MEETING DATE: April 6, 2015
SUBJECT: Buhman Court No. 1 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 landowner requesting the annexation of an approximate 13.9-acre incorporated parcel to the Napa Sanitation District (NSD). The subject parcel is undeveloped and located within NSD's sphere of influence at 38 Buhman Court in the City of Napa. The County Assessor identifies the parcel as 050-170-056. The purpose of the proposed annexation is to facilitate the development of the subject parcel to include the construction of one 4,007 square foot single-family residence as contemplated in the applicant's tentatively approved project.

ANALYSIS

BACKGROUND

On October 9, 2003, the Commission approved the annexation of a 0.8-acre portion of a 6.6-acre parcel identified as APN 050-170-050 as part of a development project within the City of Napa to construct one single-family residence. Water and sewer laterals were installed at the property line with the assumption that annexation proceedings would be completed. However, the terms and conditions of the annexation were never completed and the proposal was subsequently terminated. On September 17, 2004, APN 050-170-050 was merged and consolidated with APN 050-420-021 to create a new 13.9 acre parcel identified as APN 050-170-056 and assigned a situs address of 38 Buhman Court. A full range of utility facilities are readily available to the property.

The landowner of 38 Buhman Court recently initiated a development project with the City of Napa and received tentative approval to construct one 4,007 square-foot, split-level, four-bedroom residence that would be accessed by a private driveway at the terminus of Buhman Court in the Browns Valley neighborhood. The landowner's tentative approval from the City includes a condition that the property first be annexed to NSD to ensure the residence will have access to adequate and appropriate levels of public sewer service from NSD. Accordingly, the landowner has filed an annexation proposal for purposes of extending NSD's public sewer services to the affected territory.

Joan Bennett, Chair
Councilmember, City of American Canyon

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

Brian J. Kelly, Commissioner
Representative of the General Public

Greg Pitts, Commissioner
Councilmember, City of St. Helena

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

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Juliana Inman, Alternate Commissioner
Councilmember, City of Napa

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

Peter Banning
Interim Executive Officer

The City of Napa assigns a General Plan land use designation of *Single-Family Residential* for the entire parcel. Approximately half of the subject parcel has been zoned as *Residential Single: Hillside Overlay* with the remaining half zoned as *Agricultural Resource*. Lands that are zoned with a *Hillside Overlay* cannot be developed with any residences for any portions of property that exceed a 30% slope. The majority of the subject parcel exceeds a 30% slope, which further reduces its development potential. Lands that are zoned as *Agricultural Resource* can only be developed with a maximum of one residence per parcel. Additionally, the subject parcel has been entered into an open space easement with the City. These land use factors when taken together restrict the growth potential within the subject parcel to a maximum total of three, single-family residences. However, given the placement of the planned residence at 38 Buhman Court as depicted in the draft resolution (Attachment One), it is unlikely any additional future development will occur within the subject parcel because of combined zoning and siting constraints. NSD has provided assurances that the District can provide public sewer services to the subject parcel without adversely affecting existing ratepayers in terms of costs or service levels. In the event that the landowner receives approval for any further development, addition of dwelling units, or subdivision of the subject parcel, all proposed plans will be required to be submitted to NSD for review. NSD may impose additional terms and conditions with each development plan submission.

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 three single-family residences located in an urbanized area.

ATTACHMENTS

- 1) Draft Resolution Approving the Proposal
- 2) Proposal Consistency with Government Code Sections 56668 and 56668.3
- 3) Application Materials

RESOLUTION NO. ____

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

**BUHMAN COURT NO. 1 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 an interested landowner proposing the annexation of territory to the Napa Sanitation District has been filed with the Commission’s Executive Officer, hereinafter referred to as “Executive Officer,” in a manner provided by law; and

WHEREAS, the proposal seeks Commission approval to annex approximately 13.9 acres of incorporated land within the City of Napa to the Napa Sanitation District and represents one entire parcel located at 38 Buhman Court and identified by the County of Napa Assessor’s Office as 050-170-056; 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 April 6, 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:

**BUHMAN COURT NO. 1 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) Payment of any and all outstanding fees owed to the Commission and/or other agencies involved in the processing of this proposal.
 - (b) Written confirmation by Napa Sanitation District that its terms and conditions have been satisfied.
12. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be recorded within one calendar year unless an extension is requested and approved by the Commission.

The foregoing resolution was duly and regularly adopted by the Commission at a regular meeting held on the April 6, 2015, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSTAIN: Commissioners

ABSENT: Commissioners

ATTEST: Kathy Mabry
Commission Secretary

Exhibit "A"

BUHMAN RANCH ANNEXATION (38 BUHMAN CT. NAPA) TO THE NAPA SANITATION DISTRICT

GEOGRAPHIC DESCRIPTION

All that certain real property situated in a portion of Parcel "A" and all of Parcel "B" as said Parcels are shown on that map entitled "Parcel Map of the Lands of of Robert D. Fumasi, Trustee of the Robert D. Fumasi Family Trust Created May 1, 1995 and Buhman Ranch Developers, LLC", filed on January 14, 2000 in Book 23 of Parcel Maps at Pages 29-32, Napa County Records, described as follows:

Beginning at the Northwest corner of said Parcel "B";

Thence, (1) along the lines of said Parcel "B" the following course: North 79°08'00" East, 370.61 feet;

Thence, (2) South 39°15'28" East, 388.41 feet;

Thence, (3) North 71°00'41" East 200.89 feet;

Thence (4) South 22°03'23" East, 86.83 feet;

Thence (5) leaving said lines of Parcel "B" South 28°02'51" East, 52.68 feet;

Thence (6) North 68°27'45" East, 104.42 feet;

Thence (7) North 37°42'22" East 34.55 feet;

Thence (8) South 63°27'14" East, 53.65 feet to the Easterly line of said Parcel "A";

Thence (9) along the lines of said Parcel "A" the following courses: South 26°32'46" West 12.46 feet;

Thence (10) South 67°54'53" West, 59.32 feet;

Thence (11) South 28°42'50" West 73.43 feet;

Thence (12) South 57°21'01" East, 28.30 feet;

Thence (13) South 52°38'50" West 92.69 feet;

Thence (14) South 13°54'28" West 80.70 feet;

Thence (15) South 00°19'32" East, 34 feet;

Thence (16) South 13°17'12" West, 137.01 feet;

Thence (17) South 82°53'09" East, 129.99 feet;

Thence (18) South 12°10'22" West 266.92 feet;

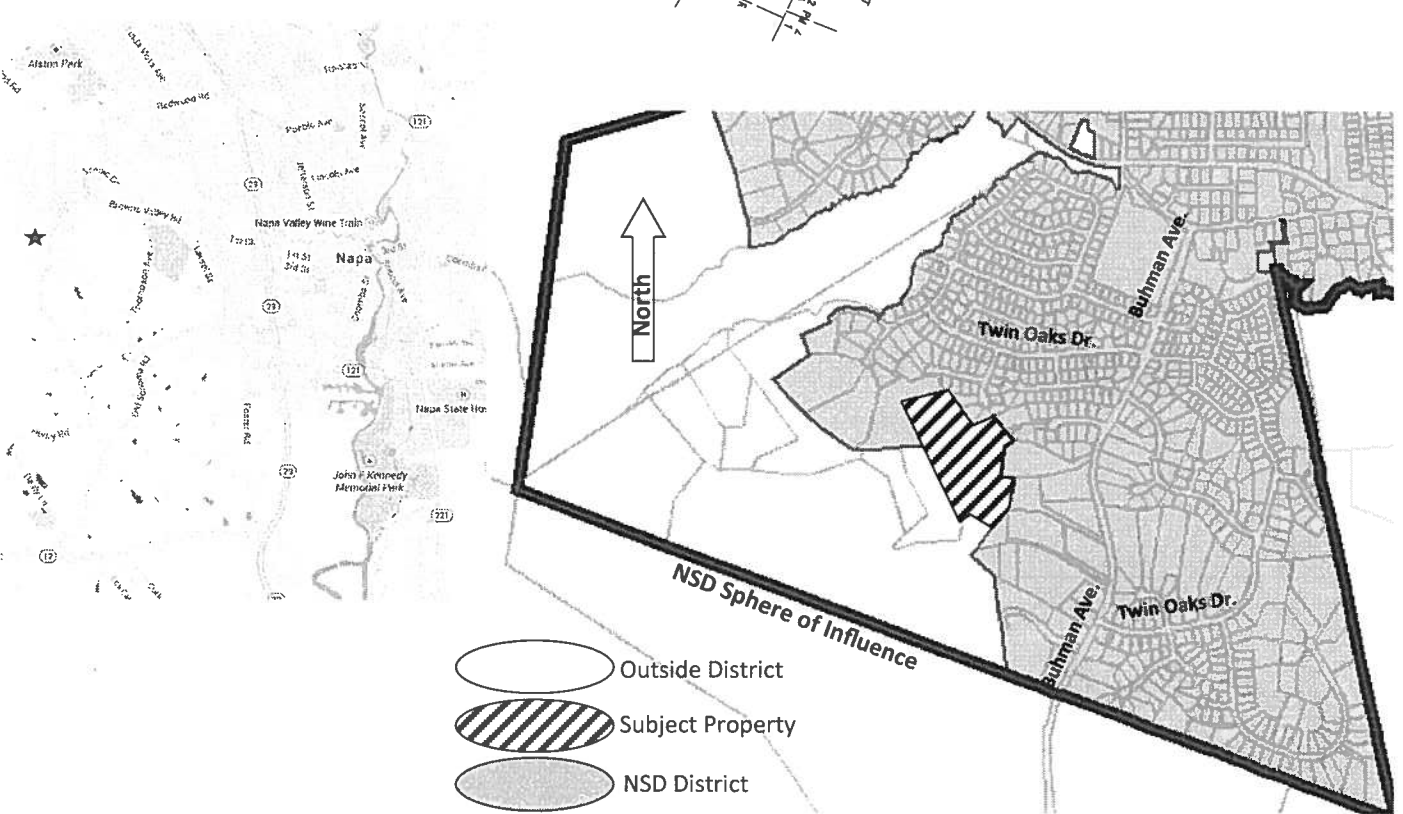
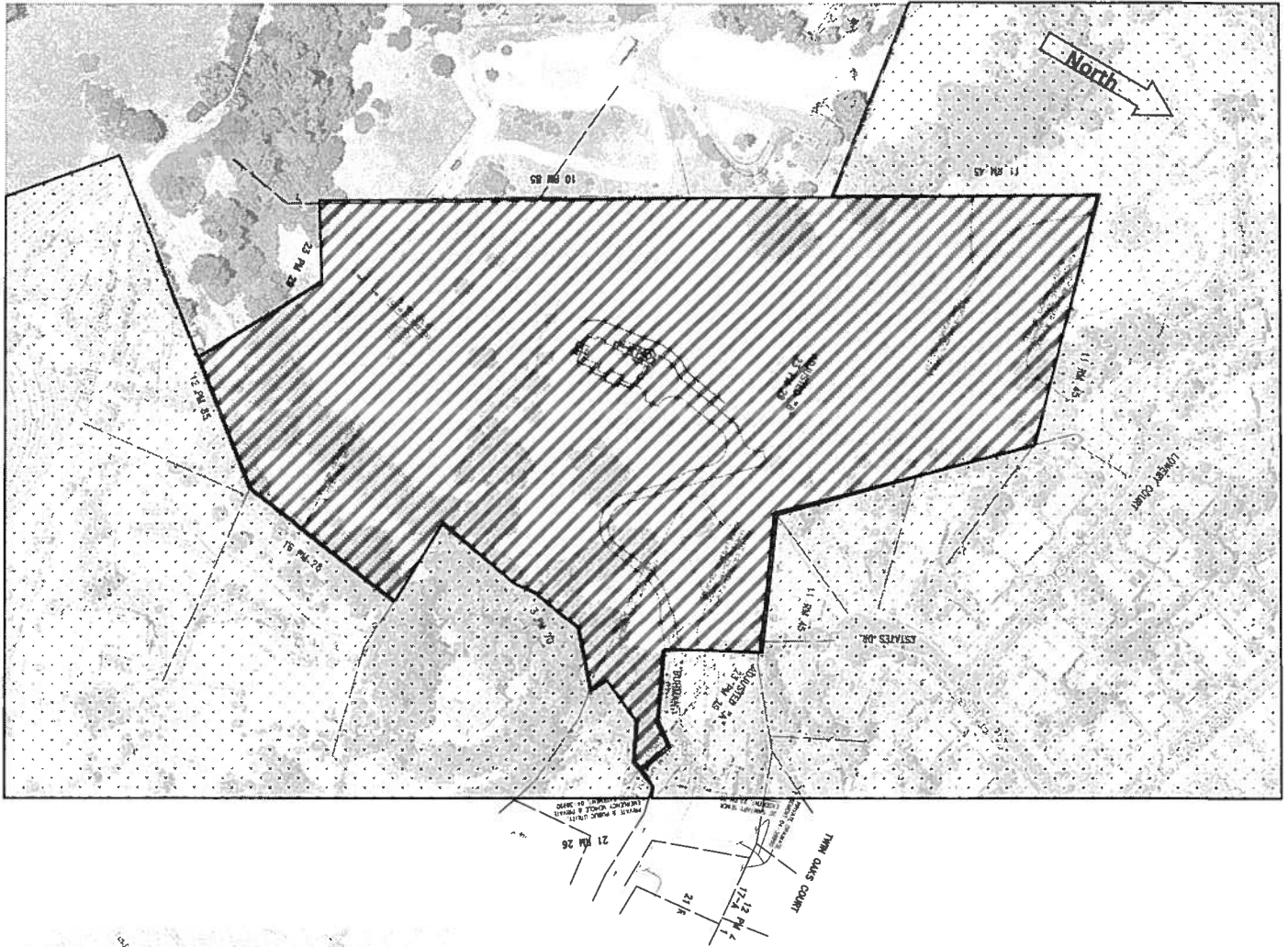
Thence (19) South $42^{\circ}24'12''$ West, 203.68 feet; ↗

Thence (20) North $56^{\circ}45'37''$ West, 209.75 feet; ↗

Thence (21) South $62^{\circ}38'29''$ West, 112.25 feet; ↗

Thence (22) along the Southwest lines of said Parcels "A" and "B" North $25^{\circ}19'04''$ West 1,139.29 feet to the Point of Beginning, containing 13.91 acres of land more or less.

Buhman Ranch—Napa Sanitation District Annexation



Buhman Ranch—Napa Sanitation District Annexation





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ATTACHMENT TWO

***Proposed Buhman Court No. 1 Annexation to the Napa Sanitation District:
Proposal Consistency with Government Code §56668 and §56668.3***

G.C. Sections 56668 and 56668.3 require the Commission to consider 16 specific factors anytime it reviews proposals for change of organization or reorganization involving special districts. No single factor is determinative and the intent is to provide a baseline for LAFCOs in considering boundary changes in context to locally adopted policies and practices. 38 Buhman Court will hereinafter be referred to as "the affected territory."

(1) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent areas, during the next 10 years.

The affected territory is currently undeveloped and has a population of zero. Annexation of the affected territory would allow the construction of one 4,007 square foot single-family residence with a future estimated population of three. The City of Napa assigns a residential General Plan designation for the affected territory. Half of the affected territory is zoned for residential uses with a hillside overlay. The remaining half of the affected territory is zoned *Agricultural Resource*. These land use designations restrict the potential development of the affected territory to a maximum of three single-family residences. The affected territory is located near the hillside in the Browns Valley neighborhood and is approximately 2,100 feet to the southeast of Browns Valley Creek. All adjacent areas are already built-out as allowed under their respective land use designations and therefore annexation would not result in significant growth.

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

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

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

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

Joan Bennett, Chair
Councilmember, City of American Canyon

Greg Pitts, Commissioner
Councilmember, City of St. Helena

Juliana Inman, Alternate Commissioner
Councilmember, City of Napa

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

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

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County of Napa Supervisor, 5th District

Brian J. Kelly, Commissioner
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Peter Banning
Interim Executive Officer

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

The proposal is consistent with the Commission's General Policy Determinations. This includes consistency with the predominantly residential land use designation for the affected territory, avoidance of premature conversion of agricultural uses, and consistency with NSD's adopted sphere of influence. The affected territory does include an open space easement for the portions that are zoned *Agricultural Resource* and therefore does qualify as "open space" under LAFCO law. However, the landowner's development plans would not result in the development or use of land within the open space portion of the affected territory and therefore does not conflict with G.C. Section 56377.

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

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

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

The proposal includes all of the property identified by the County of Napa Assessor's Office as 050-170-056. Annexation would not result in the creation of any islands or corridors of unincorporated territory.

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

Consistent with its residential City of Napa General Plan designation. The Metropolitan Transportation Commission's regional transportation plan (RTP) was updated in 2009 and outlines specific goals and objectives to direct public transportation infrastructure in the Bay Area through 2035. No projects are included in the RTP involving the affected territory. Accordingly, the proposal impact is neutral with respect to the RTP.

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

The affected territory is located entirely within NSD's sphere of influence, which was most recently comprehensively updated by the Commission in August 2006.

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

No comments received.

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

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

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

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

Information provided in the UWMP identifies Napa's available water supplies are more than sufficient in accommodating both current annual demands – 13,889 acre-feet – and the projected demands within the affected territory – 0.4 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 one new residence as contemplated in the applicant's tentatively approved development project. Napa, accordingly, has established conservation efforts within its UWMP to address the projected deficiency during single dry years. These factors provide reasonable assurances of Napa's ability to effectively accommodate water demands with the minimal increases tied to the affected territory in accordance with G.C. Section 65352.5.

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

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

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

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

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

City General Plan: *Single-Family Residential*

City Zoning Ordinance: *50% Residential Single: Hillside Overlay / 50% Agricultural Resource*

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

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

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

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

Napa LAFCO adopted policies on annexations involving special districts.

Consistent.

FORM B

Date Filed:

2/3/15

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:

Allow connection of a new single family home to Napa Sanitation District

Description of Boundaries of Affected Territory Accompanied by Map:

Annexation of APN 050-170-056 to the Napa Sanitation District

Reason for Proposal and Any Proposed Conditions:

City of Napa has approved the construction of a single family home on the parcel. Annexation is a condition of the approval.

Type of Petition:

Landowner



Registered Voter

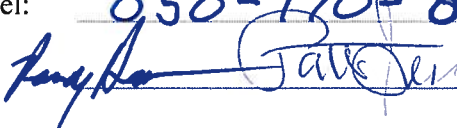
Sphere of Influence Consistency:

Yes



No

If Landowner Petition, Complete the Following:

- 1) Name: Randy Dawson + Patty Dawson
Mailing Address: 2006 Pinecrest Ct. Vacaville CA 95688
Assessor Parcel: 050-170-056
Signature:  Date: 1/24/2015
- 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: _____

Use additional sheets as necessary

FORM D

Date Filed: 2/3/15
Received By: BF

JUSTIFICATION OF PROPOSAL
Change of Organization/Reorganization

I. APPLICANT INFORMATION

A. Name: Randy Dawson
Contact Person Agency/Business (If Applicable)
Address: 2006 Pinecrest Ct Vacaville 95688
Street Number Street Name City Zip Code
Contact: (707) 372-0040 (707) 421-9958 Randy-dawson@msn.com
Phone Number Facsimile Number E-Mail Address

B. Applicant Type: Local Agency Registered Voter Landowner

II. PROPOSAL DESCRIPTION

A. Affected Agencies: Napa Sanitation Dist. 1515 Soscol/Ferry Rd Napa 94558
Name Address

Name Address
Name Address

Use Additional Sheets as Needed

B. Proposal Type: Annexation Detachment City Incorporation District Formation
City/District Dissolution City/District Merger Service Activation (District Only) Service Divestiture (District Only)

C. Purpose Statement: Connect a newly constructed home to the existing Napa Sanitation District sewer main at Buhman Ct. Napa

III. GENERAL INFORMATION

A. Location:

38 Behman Ct 050-170-056 13.91 acres
Street Address Assessor Parcel Number Acres

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) 13.91

B. Landowners:

(1) Assessor Parcel Number : 050-170-056 Name: Randy + Patty Dawson
Mailing Address: 2006 Pinecrest Ct. Vacaville CA 95688
Phone Number: (707) 372-0040 E-mail: Randy-dawson@msn.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: 0

D. Land Use Factors:

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

(1b) County Zoning Standard: N/A

(2a) Applicable City General Plan Designation: SFR-54

(2b) Applicable City Prezoning Standard: RS-40

E. Existing Land Uses:
(Specific)

vacant
Approved by City of Napa for
1 single family home

F. Development Plans:

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

(1b) If Yes, Describe Project: To be constructed single family
home

(1c) If No, When Is Development Anticipated? _____

G. Physical Characteristics:

(1) Describe Topography: Hill side lot

(2) Describe Any Natural Boundaries: Creek on one side of the property

(3) Describe Soil Composition and Any Drainage Basins: Dark Silty Clay (CH-CL) to Reddish Brown
Sandstone

(4) Describe Vegetation: Native Grass

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 and sewer laterals were installed in 2001-2002 previous annexation was approved but never completed. All utilities are at property line.

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

Existing lateral will be extended to home site.

(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

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: N/A

Mailing Address: _____

E-Mail: _____

(2) Recipient Name: _____

Mailing Address: _____

E-Mail: _____

(3) Recipient Name: _____

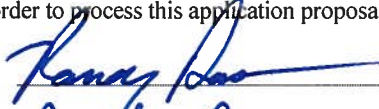
Mailing Address: _____

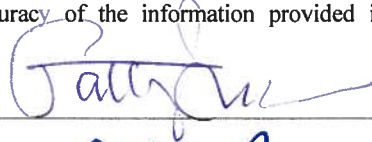
E-Mail: _____

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:

Randy Dawson

Patty Dawson

Title:

Land Owners

Date:

1-24-2015

Standard Indemnification Agreement

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 Randy Dawson and/or Patty Dawson (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 or District Application

City/District Representative

Print Name

Date

Land Owner Petition Application

Randy Dawson Patty Dawson
Land Owner Signature

Randy Dawson Patty Dawson
Print Name

1-24-2015
Date