



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

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

Agenda Item 8a (Action)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer

MEETING DATE: July 18, 2016

SUBJECT: Proposed Camilla Drive No. 5 Annexation to the Napa Sanitation District

RECOMMENDATION

Staff recommends the Commission adopt the draft resolution (Attachment One) approving the proposed annexation and making California Environmental Quality Act (CEQA) findings. Standard approval conditions are included in the resolution.

SUMMARY

The Commission has received a proposal from a landowner requesting the annexation approximately 1.6 acres of incorporated territory to the Napa Sanitation District (NSD). The territory proposed to be annexed comprises one entire 1.2-acre parcel located at 31 Camilla Drive along with approximately 0.4 acres of adjacent public right-of-way. The subject parcel is located within NSD's sphere of influence and the City of Napa's jurisdictional boundary. The County Assessor identifies the parcel as 041-122-005. The purpose of the proposed annexation is to remove the existing private onsite septic system and allow the existing single-family residence and a future second unit to be connected to NSD's public sewer system. An aerial map of the proposed annexation territory is provided as Attachment Two to this report.

ANALYSIS

The City of Napa assigns a *Single-Family Residential* General Plan land use designation and a *Residential Single* zoning standard for the subject parcel. These land use designations restrict the growth potential within the subject parcel to a maximum total of two single-family residences. 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. A map of the territory proposed to be annexed is provided on the following page.

Greg Pitts, Vice Chair
Councilmember, City of St. Helena

Juliana Inman, Commissioner
Councilmember, City of Napa

Joan Bennett, Alternate Commissioner
Councilmember, City of American Canyon

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

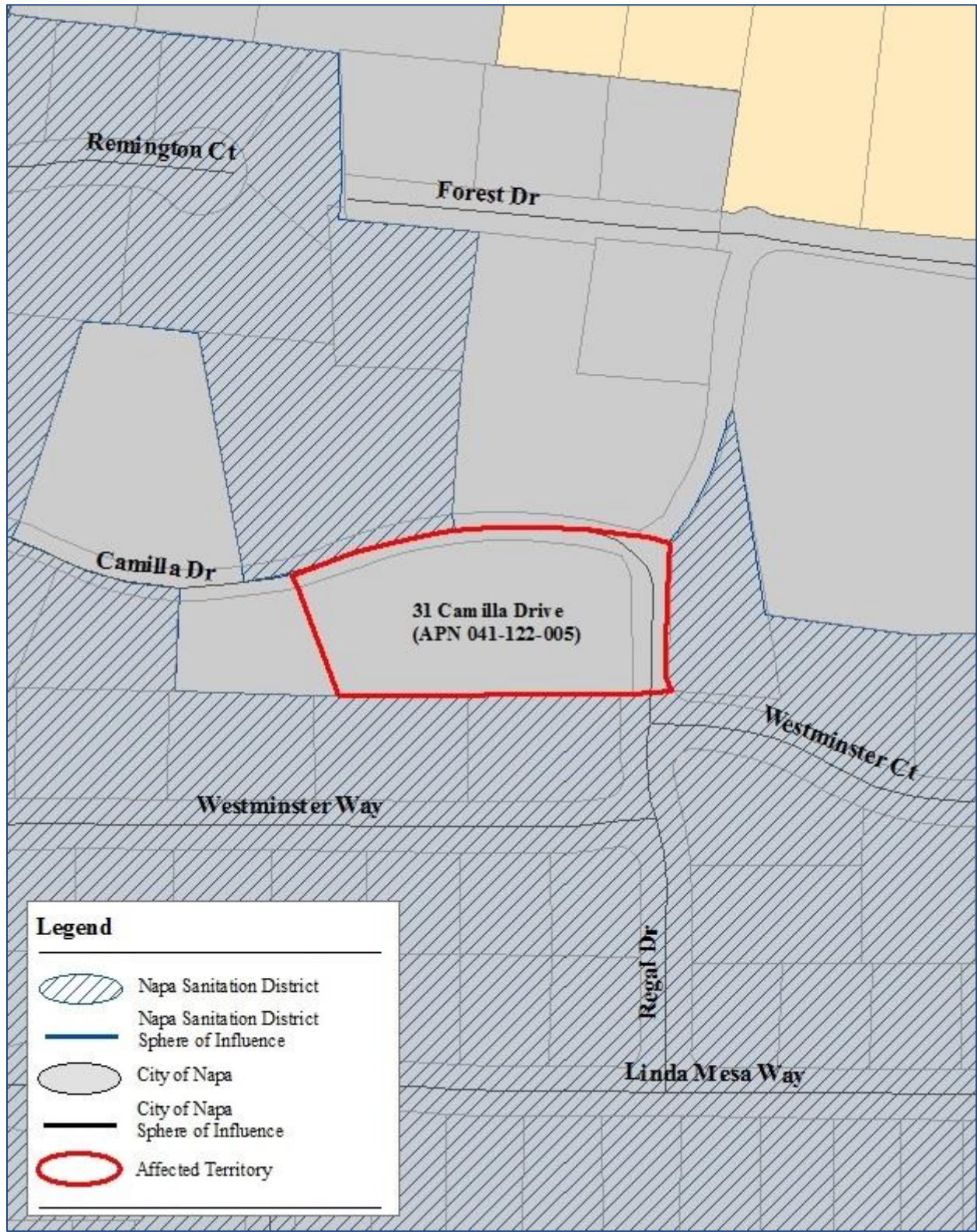
Brad Wagenknecht, Commissioner
County of Napa Supervisor, 1st District

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

Brian J. Kelly, Commissioner
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer



Factors for Commission Consideration

Government Code (G.C.) Sections 56668 and 56668.3 require the Commission to consider 17 specific factors anytime it reviews proposals for change of organization or reorganization involving special districts. No single factor is determinative and the intent is to provide a uniform baseline for LAFCOs with respect to considering boundary changes in context with locally adopted policies and practices. References to the “affected territory” hereafter include 31 Camilla Drive along with the adjacent public right-of-way portions of Camilla Drive.

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

The affected territory lies within a residential area consisting of low to moderate density housing and part of the *Browns Valley* neighborhood designation under the City of Napa General Plan. The affected territory is developed with one single-family residence. The current assessment value of the affected territory totals \$500,000. The affected territory is legally uninhabited given there are fewer than 12 registered voters based on the most recent list provided by County Elections. Topography slopes upward to the west with a peak elevation of 35 feet above sea-level. The affected territory is located within the *Napa River – Lower Napa City Reach* drainage basin.

Proposal approval could potentially facilitate the future development of 31 Camilla Drive to include up to a maximum total of two residential lots at buildout based on existing City of Napa zoning and General Plan designations.¹ Therefore, the affected territory has the potential to be further developed to include a buildout population of approximately five.²

Adjacent lands to the immediate west and northeast of the affected territory are incorporated and located outside NSD’s jurisdictional boundary. However, NSD has indicated that expanding the annexation boundary to include these additional parcels would require further study and infrastructure improvements that would significantly delay annexation proceedings. Therefore, staff is not recommending expanding the scope of the proposed annexation to include these adjacent properties. Adjacent lands to the immediate east and south are incorporated and located within NSD’s jurisdictional boundary. Potential future growth opportunities within adjacent lands are limited to a 1.3-acre parcel to the immediate northeast that, if developed, could facilitate up to a maximum of two additional single-family residences. This parcel to the northeast would be eligible to annex to NSD and further develop regardless of the Commission’s action with respect to the proposed annexation of the affected territory. Therefore, proposal approval would not be considered growth inducing.

¹ The landowner has submitted an application to the City of Napa to construct a second unit as allowed under the City’s land use authority. The application is incomplete pending submittal of additional deposits and information.

² The estimated buildout population for the affected territory assumes a per unit factor of 2.73 based on calculations performed by the California Department of Finance specific to the City.

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

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

Annexation to NSD would provide permanent public sewer service to the affected territory going forward. It is estimated the current daily sewer flow generated from the affected territory is 210 gallons on average and increases by two and one-half to 525 gallons during peak periods. At a maximum, these estimated flow amounts would double to 420 gallons and 1,050 gallons, respectively, with the addition of a second unit. These current and future flow estimates represent less than one one-hundredth of a percent of NSD's current system demand.

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

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

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

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

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

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

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

The proposal includes all of the property identified by the County of Napa Assessor’s Office as 041-122-005 along with an approximate 0.4-acre portion of adjacent public right-of-way. Commission approval would include a standard condition requiring the applicant to submit a final map and geographic description of the affected territory in conformance with the requirements of the State Board of Equalization (SBE). A draft map and geographic description have already been submitted. If the proposal is approved, the final map and geographic description will be subject to County Surveyor review and possible edits by the Executive Officer before filing with SBE.

(7) Consistency with a regional transportation plan adopted pursuant to G.C. Section 65080.

The Metropolitan Transportation Commission’s regional transportation plan (RTP) was updated in 2013 and outlines specific goals and objectives to direct public transportation infrastructure in the Bay Area through 2040. No specific projects are included in the RTP involving the affected territory. Accordingly, the proposal impact is neutral with respect to the RTP.

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

The proposal would provide permanent public sewer service to the affected territory. The availability of this municipal service is consistent with Napa’s General Plan, which designates the entire affected territory for single-family residential uses (*Single-Family Residential – 43*), as well as Napa’s Zoning Ordinance, which designates the affected territory for similar residential uses (*Residential Single – 20*).

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

The affected territory is located entirely within NSD’s sphere of influence, which was comprehensively updated by the Commission in October 2015.

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

Staff provided notice of the proposal to all subject agencies and interested parties as required under G.C. Section 56658 on April 26, 2016. No comments were received.

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

Information collected and analyzed in the Commission's *Central County Region Municipal Service Review* concluded NSD has established adequate administrative controls and capacities in maintaining appropriate service levels. This includes regularly reviewing and amending, as needed, NSD's two principal user fees to ensure the sewer system remains solvent and sufficiently capitalized to accommodate future demands: (a) connection fees and (b) user fees. The connection fee is currently \$8,950 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 \$554.88 and is intended to proportionally recover NSD's ongoing maintenance and operation expenses.

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

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

Information provided in the UWMP identifies Napa's available water supplies are more than sufficient in accommodating both current annual demands – 13,889 acre-feet – and the projected new demands within the affected territory at eventual buildout – approximately 0.56 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 and future construction of a second unit. 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 future buildout of the affected territory in accordance with G.C. Section 65352.5.

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

The proposal would not impact any local agencies in accommodating their regional housing needs. The affected territory is already located entirely within the City of Napa's jurisdictional boundary, and as a result, all potential units tied to the land are assigned to the City by the Association of Bay Area Governments.

The proposal could potentially result in a benefit to Napa with respect to achieving the City's fair share of the regional housing need as a result of the eventual buildout of the affected territory to include one additional lot as allowed under the City's land use authority based on existing zoning and General Plan designations.

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

The landowner of 31 Camilla Drive is the petitioner seeking the annexation to NSD.

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

City General Plan: *Single-Family Residential – 43*

City Zoning Ordinance: *Residential Single – 20*

(16) The extent to which the proposal will promote environmental justice. As used in this subdivision, "environmental justice" means the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services.

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

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

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

Property Tax Agreement

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

Protest Proceedings

Protest proceedings shall be waived in accordance with G.C. Section 56662(a) given that the affected territory is uninhabited, all landowners have provided their written consent, and no written opposition to a waiver of protest proceedings has been received by any agency.

California Environmental Quality Act (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 to include a maximum of two single-family residences – representing the existing residence along with one potential additional future residence – located in an urbanized area.

Alternatives for Commission Action

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

Alternative Action One (Recommended):

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

Alternative Action Two:

Continue consideration of the proposed annexation to a future meeting.

Alternative Action Three:

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

ATTACHMENTS

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

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

RESOLUTION NO. ____

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

**CAMILLA DRIVE NO. 5 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 Wyn Ericson, 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 1.6 acres of incorporated land within the City of Napa to the Napa Sanitation District and represents one entire parcel located at 31 Camilla Drive and identified by the County of Napa Assessor’s Office as 041-122-005 along with the adjacent portion of public right-of-way on Camilla Drive; 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 July 18, 2016; 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:

**CAMILLA DRIVE NO. 5 ANNEXATION TO
THE NAPA SANITATION DISTRICT**

5. The affected territory is shown on the map and described in the geographic description 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 is subject to the terms and conditions of the Napa Sanitation District.
10. The Commission authorizes conducting authority proceedings to be waived in accordance with California Government Code Section 56662(a).

11. Recordation is contingent upon receipt by the Executive Officer of the following:
 - (a) A final map and geographic description of the affected territory determined by the County Surveyor to conform to the requirements of the State Board of Equalization.
 - (b) Written confirmation by the Napa Sanitation District that its terms and conditions have been satisfied.
12. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be recorded within one calendar year unless an extension is requested and approved by the Commission.

The foregoing resolution was duly and regularly adopted by the Commission at a regular meeting held on the July 18, 2016, by the following vote:

AYES: Commissioners

NOES: Commissioners

ABSTAIN: Commissioners

ABSENT: Commissioners

ATTEST: Kathy Mabry
Commission Secretary

EXHIBIT A

CAMILLA DRIVE No. 5 DISTRICT ANNEXATION TO THE NAPA SANITATION DISTRICT

All that real property situate in the Napa Rancho, City of Napa, State of California, described as follows:

Commencing at the southwest corner of the 0.58 acre Camilla Drive No. 3 District Annexation to the Napa Sanitation District recorded on August 19th, 2003 as document 2003-0045060 in the Official Records, County of Napa, said southwest corner being the true POINT OF BEGINNING. From the point of beginning:

COURSE 1. Thence leaving said existing district boundary North 89° 42' West 367.73 feet coincident with the easterly extension of the southerly line and the southerly line of the 10.40 acre tract of land conveyed to William C. Joens, et UX, and described in the Deed recorded in Book 158 of Official Records at page 23, Napa County Records; thence,
COURSE 2. North 20° 31' West 148.39 feet to the centerline of Camilla Drive Right of Way; thence coincident with said centerline,
COURSE 3. on a curve to the left with a beginning radial bearing North 20° 31' 17" West, having a chord bearing North 67° 17' 51" East 26.64 feet, a curve radius of 350.00 feet, through an angle of 4° 21' 43" for a distance of 26.64 feet to a point of compound curvature; thence,
COURSE 4. on a tangent curve to the right, from a tangent which bears North 65° 07' East, having a chord bearing North 77° 42' 30" East 141.70 feet, a curve radius of 325.00 feet, through an angle of 25° 11' for a distance of 142.85 feet; thence,
COURSE 5. South 89° 42' 00" East 260.70 feet to the intersection of the extension of the centerline of the Camilla Drive Right of Way with the West boundary of said existing district boundary; thence coincident with the said West boundary,
COURSE 6. on a curve to the left with a beginning radial bearing of South 57° 37' 37" East, having a chord bearing South 16° 20' 11" West 11.05 feet, a curve radius of 20.00 feet through an angle of 32° 04' 23" for a distance of 11.20 feet; thence,
COURSE 7. South 0° 18' 00" West 169.38 feet back to the POINT OF BEGINNING

Containing 1.60 acres plus or minus.

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

This description was prepared by:



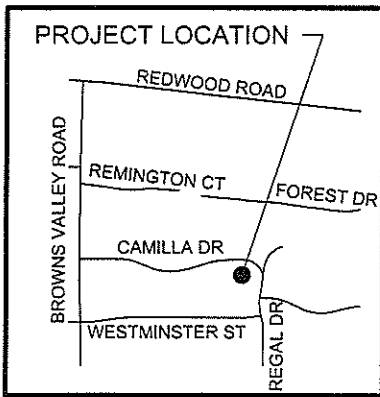
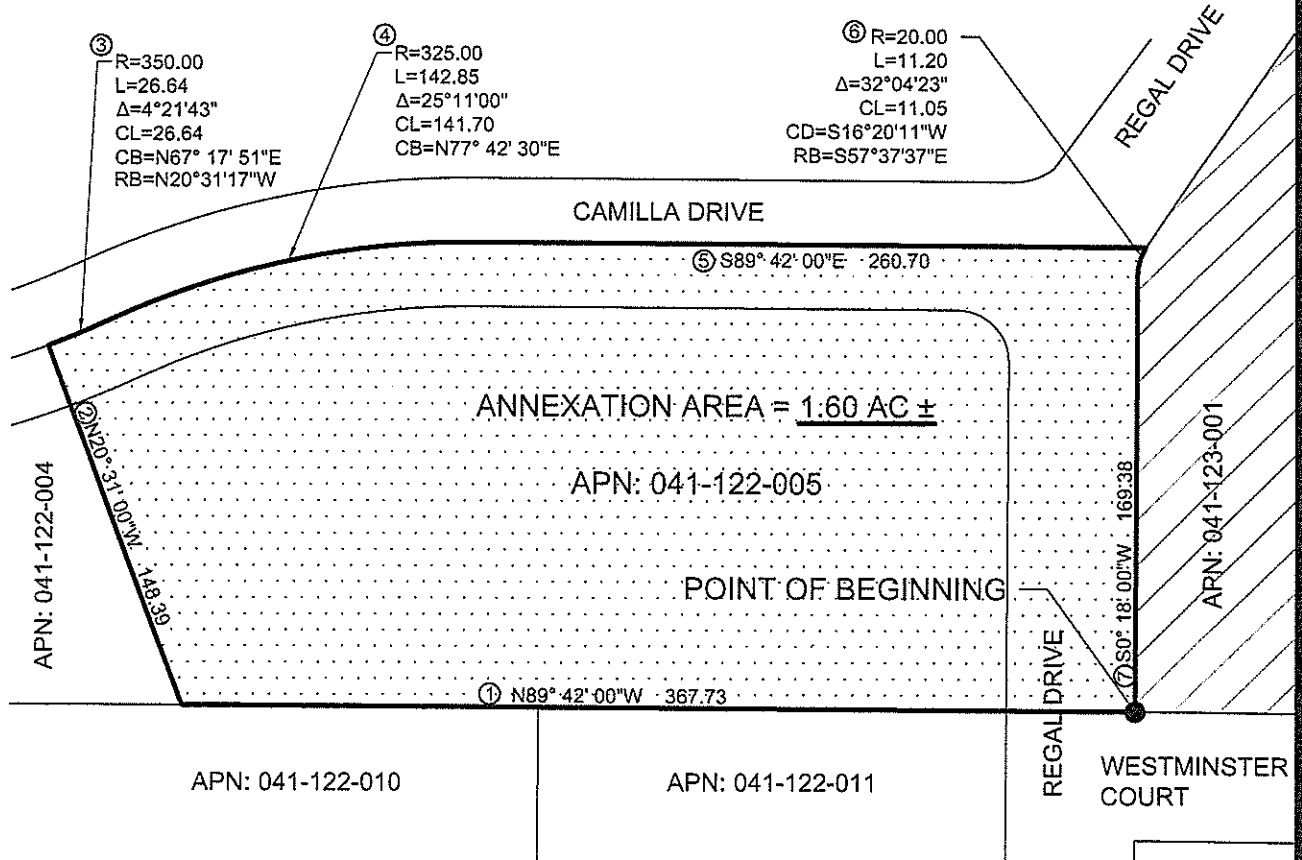
Cameron Pridmore PE, PLS
1607 Capell Valley Road
Napa, CA 94558



Date: 6/22/2016

 **DRAFT**

**CAMILLA DRIVE No. 5 DISTRICT ANNEXATION
TO THE NAPA SANITATION DISTRICT
BEING A PORTION OF NAPA RANCHO CITY OF NAPA**

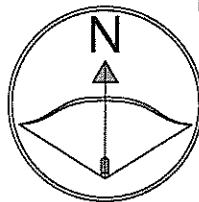


VICINITY MAP
NTS

LEGEND
R = RADIUS
L = LENGTH
Δ = CURVE DELTA
CL = CHORD LENGTH
CB = CHORD BEARING
RB = RADIAL BEARING

DOTTED PATTERN DENOTES AREA TO BE ANNEXED TO NSD

HATCHED PATTERN DENOTES EXISTING CAMILLA DRIVE NO. 3 DISTRICT ANNEXATION AREA



FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS OF AN OFFER FOR SALE OF THE LAND DESCRIBED

**CAMILLA DRIVE No. 5
DISTRICT ANNEXATION
TO THE NAPA
SANITATION DISTRICT**

SHEET: 1 OF 1

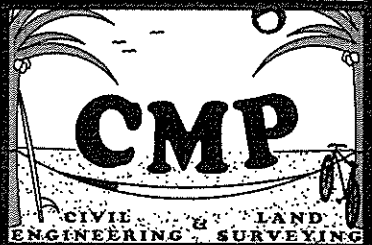
PROJECT INFO:

ERICSON PROPERTY
31 CAMILLA DRIVE
NAPA, CA 94558
APN: 041-122-005

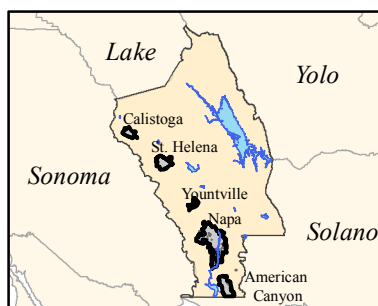
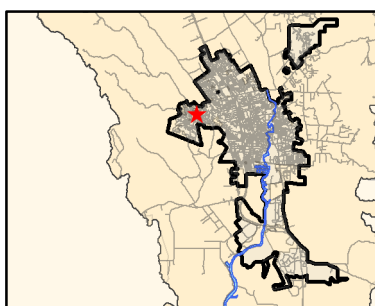
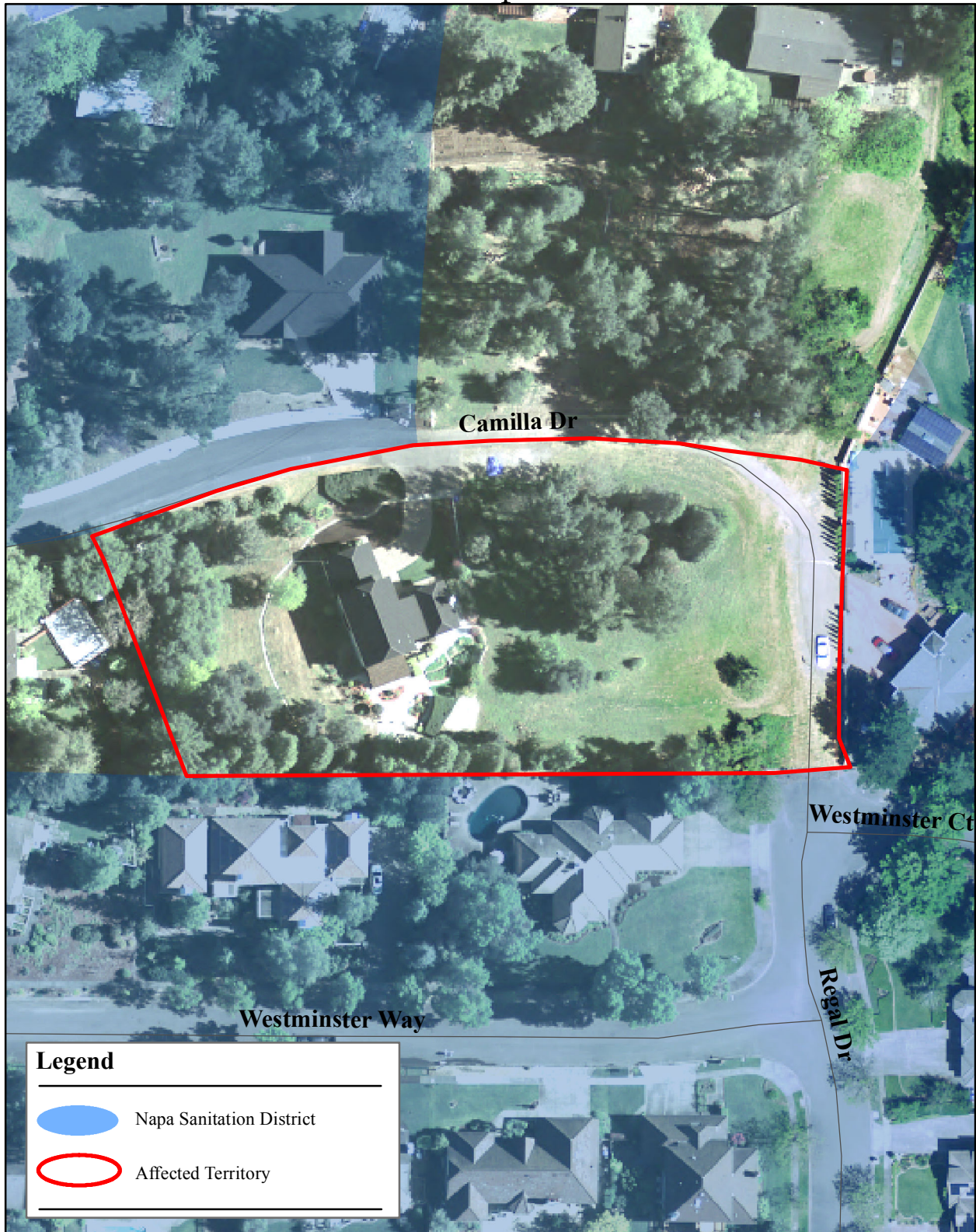
PREPARED BY:

CAMERON PRIDMORE PE, PLS
1607 CAPELL VALLEY ROAD
NAPA, CA 94558
(707) 815-0988

P#: 00201 DATE: 6/22/2016



Proposed Camilla Drive No. 5 Annexation to the Napa Sanitation District



0 0.005 0.01 0.02 Miles

May 19, 2016
Prepared by BF



LAFCO of Napa County
1030 Seminary Street, Suite B
Napa, California 94559
www.napa.lafco.ca.gov

FORM B

Date Filed:

4/25/16

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:

Annexation to Napa Sanitation

Description of Boundaries of Affected Territory Accompanied by Map:

Map and description will be submitted.

Reason for Proposal and Any Proposed Conditions:

To connect to the existing home and to the second unit.

Type of Petition:

Landowner

Registered Voter

Sphere of Influence Consistency:

Yes

No

If Landowner Petition, Complete the Following:

- 1) Name: Wyn Ericson
Mailing Address: 31 Camilla Dr. Napa, CA 94558
Assessor Parcel: 041-122-005
Signature: Wyn Ericson Date: 4-14-16
- 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

JUSTIFICATION OF PROPOSAL
Change of Organization/Reorganization

I. APPLICANT INFORMATION

A. Name: Wyn Ericson
Contact Person Agency/Business (If Applicable)

Address: 31 Camilla Dr. NAPA 94558
Street Number Street Name City Zip Code

Contact: 707 815-5591 Wyn.Ericson@gmail.com
Phone Number Facsimile Number E-Mail Address

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

II. PROPOSAL DESCRIPTION

A. Affected Agencies: Napa Sanitation District 1515 Soscol Ferry Rd Napa,
Name Address CA 94558

Name Address

Name Address

Use Additional Sheets as Needed

B. Proposal Type: (Check as Needed)

<input checked="" type="checkbox"/> Annexation	<input 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)

To connect to the existing home and
to the second unit.

III. GENERAL INFORMATION

A. Location:

31 Camilla Drive	041-122-005	1.19
Street Address	Assessor Parcel Number	Acres
Adjacent right-of-way		0.31
Street Address	Assessor Parcel Number	Acres
Street Address	Assessor Parcel Number	Acres
	Total Location Size (Including Right-of-Ways)	1.5

B. Landowners:

- (1) Assessor Parcel Number : 141-122-005 Name: Wyn Ericson Chelsea Ericson
Mailing Address: 31 Camilla Dr, Napa, CA 94558
Phone Number: 7078155591 E-mail: wyn.ericson@gmail.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: 5
- (2) Total Number of Registered Voters: 2

D. Land Use Factors:

- (1a) County General Plan Designation: Cities
- (1b) County Zoning Standard: Napa
- (2a) Applicable City General Plan Designation: SFR-43
- (2b) Applicable City Prezoning Standard: RS-20

E. Existing Land Uses:
(Specific)

Single family residence

F. Development Plans:

- (1a) Territory Subject to a Development Project? Yes No
- (1b) If Yes, Describe Project: To construct a second unit.
- (1c) If No, When Is Development Anticipated? _____

G. Physical Characteristics:

- (1) Describe Topography: Relatively flat with a slight slope on western side.
- (2) Describe Any Natural Boundaries: over 30 various trees surrounding the property.
- (3) Describe Soil Composition and Any Drainage Basins: City storm drain on northeast portion of the property.
- (4) Describe Vegetation: grass and trees

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:

Sufficient Sewer service for existing home
and second unit.

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

Equivalent to 1.5 single family residence

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

Upon annexation

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

Extension of existing sewer main lateral

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

CASH

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: Class 19
Type

None

Provide Copies of Associated Environmental Documents

VI. ADDITIONAL INFORMATION

A. Approval Terms and Conditions Requested For Commission Consideration:

N/A

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: _____

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: Wyn Ericson
Printed Name: Wyn Ericson
Title: Landowner
Date: 4-14-16