

**RESOLUTION NO. 2018-09**

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

**BROWNS VALLEY ROAD NO. 13  
ANNEXATION TO THE NAPA SANITATION DISTRICT**

**WHEREAS**, an application for a proposed reorganization has been filed with the Local Agency Formation Commission of Napa County, hereinafter referred to as "Commission," pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

**WHEREAS**, the proposal seeks Commission approval to annex approximately 0.6 acres of incorporated land to the Napa Sanitation District and represents one entire parcel located at 4190 Browns Valley Road and identified by the County of Napa Assessor's Office as 041-110-019; 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 on the proposal 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 August 6, 2018; 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 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. The annexation qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(a) given that the affected territory could only be further developed with one new accessory dwelling unit following annexation to the Napa Sanitation District; 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. Staff has determined that the annexation qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(a) given that the affected territory could only be further developed with one new accessory dwelling unit following annexation to the Napa Sanitation District. 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 with the following modification subject to completion of item number 11 below:
  - a) The affected territory is expanded to include the adjacent portion of public right-of-way on Browns Valley Road.
4. This proposal is assigned the following distinctive short-term designation:

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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 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) 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 August 6, 2018 by the following vote:

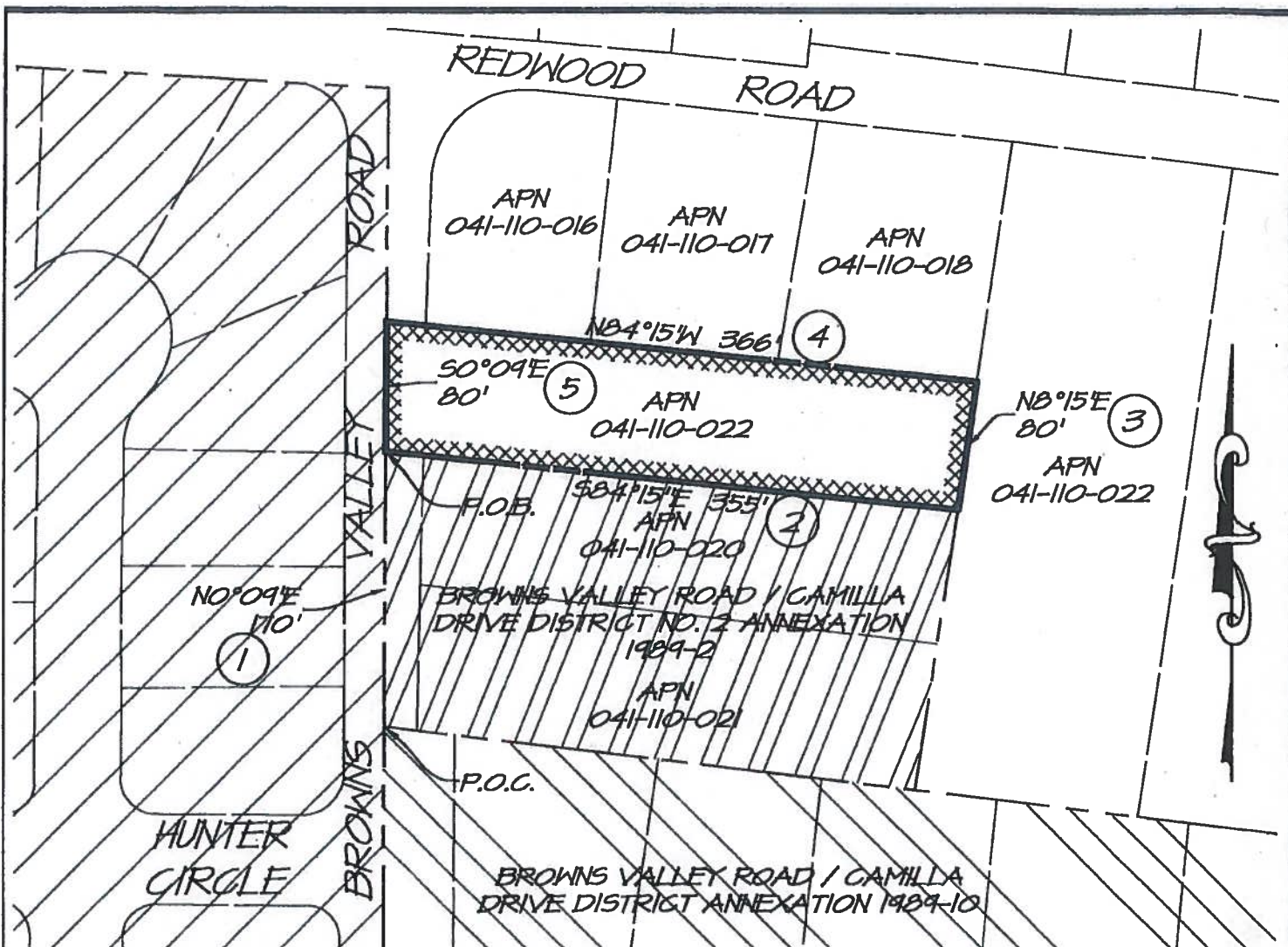
AYES:	Commissioners	<u>WAGENKNECHT, RODENO, DILLON, MOHLER AND</u>
		<u>SEDGLEY</u>
NOES:	Commissioners	<u>NONE</u>
ABSENT:	Commissioners	<u>GREGORY</u>
ABSTAIN:	Commissioners	<u>NONE</u>

  
\_\_\_\_\_  
Margie Mohler  
Commission Chair

ATTEST:   
Brendon Freeman  
Executive Officer

Recorded by: Kathy Mabry  
Commission Secretary

# EXHIBIT A



EXISTING NAPA SANITATION  
DISTRICT BOUNDARY

PROPOSED NAPA SANITATION  
DISTRICT BOUNDARY

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 FT

PROJECT NO. 18-\_\_\_\_ A  
MAP DELINEATING THE  
BOUNDARY OF  
BROWNS VALLEY ROAD &  
REDWOOD ROAD  
DISTRICT No. 1  
ANNEXATION  
TO NAPA SANITATION  
DISTRICT

**DRAFT**



1515 FOURTH STREET  
NAPA, CALIF. 94559  
OFFICE | 707 | 252.3301  
+ www.RSAcivil.com +

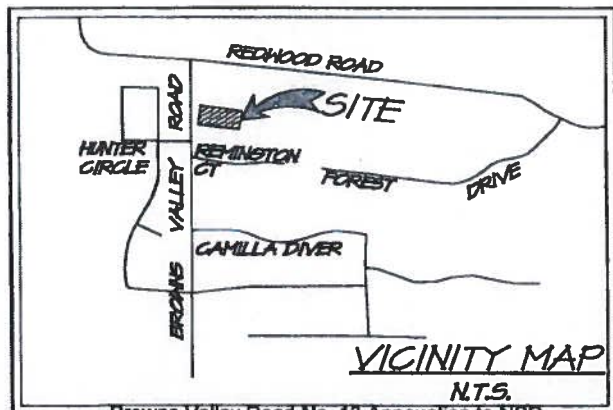
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EST. 1980

06-21-2018

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1 of 1



Browns Valley Road No. 14 Annexation to NAPA

# EXHIBIT A

**Legal description**  
**Browns Valley Road / Redwood Road District No. 1 Annexation**  
**to**  
**Napa Sanitation District**

Commencing at a point on the Napa Sanitation District boundary line being the intersection of the centerline of Browns Valley Road and the western prolongation of the line of Parcel 3 as said line is shown on the Record of Survey filed in Book 14 of Surveys, at Page 48, Napa County Records,

1. thence North 0° 09' West along said District boundary line and the centerline of Browns Valley Road 170 feet to the northwest corner of Browns Valley Road/Camilla Drive No. 2 District Annexation – NSD recorded May 29, 1990 in Book 1742, of Official Records at Page 257, Napa County Records also being the Point of Beginning;
2. thence along the north line of said Annexation South 84° 15' East 355 feet to the northeast corner of said annexation;
3. thence North 8° 15' East 80 feet;
4. thence North 84° 15' West 366 feet to the Napa Sanitation District boundary line;
5. thence South 0° 09' East along said boundary line 80 feet to the Point of Beginning.

Containing 0.66 Acres of land, more or less.

*For assessment purposes only. This geographic 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.*



DRAFT