

PETITION TO THE NAPA COUNTY BOARD OF SUPERVISORS FOR A MINOR CHANGE TO THE BOUNDARY BETWEEN NAPA AND SONOMA COUNTIES

The undersigned hereby petitions the Napa County Board of Supervisors to approve a minor change to the boundary between Napa and Sonoma Counties pursuant to Article 4 (commencing with Section 23200) of Chapter 2 of Division 1 of Title 3 of the Government Code (see Gov. Code §23203(a)).

This petition is made by Sheldon Richards both in his capacity as Trustee of the J. Sheldon Richards Trust U/A Dated November 10, 2016, the owner of the affected territory (see Gov. Code 23201(b) for definition of "affected territory"), and in his individual capacity. To be clear, although Petitioner, in his individual capacity, does live on and is registered to vote at the real property commonly known as 4013 Spring Mt. Road (the "affected parcel"), the affected territory is but a small portion of the affected parcel, and Petitioner's residence is not within the affected territory.

This petition rescinds and replaces the petition signed July 10, 2023 and submitted to the Clerk of the Board of Supervisors of Napa County on July 10, 2023.

This petition is made because Petitioner discovered, in the course of completing an application for a modification to his Napa County winery use permit, that the existing boundary between Napa and Sonoma counties runs through the winery owned and operated by him pursuant to a Napa County use permit and constructed pursuant to a Napa County building permit. At present, as a result of this discovery, due to the fact that Napa County has no jurisdiction over the portion of Petitioner's winery that lies in Sonoma County, Napa County cannot reach a final decision on the application to modify the existing use permit. The proposed boundary change will make the county boundary co-terminus with the Petitioner's property line. Approval of the proposed boundary change will enable the application to modify the use permit to proceed to a determination (see Gov. Code §23203(b)).

A description of the proposed new boundary line is attached as Exhibit A (see Gov. Code §23203(c); a map of the affected area and a display showing the boundary before and after the proposed change is attached as Exhibit B; the courses for the affected area are set forth on Exhibit C (see Gov. Code §23203(c)). Exhibits B and C have been prepared pursuant to State Board of Equalization guidelines for submittal of boundary changes (see Gov. Code §23212).

The proposed boundary change affects approximately 1.43 acres of land, of which approximately 1.41 acres is presently located in Sonoma County, and 0.02 acres in Napa County. The Sonoma County portion of the affected area is described on Exhibits A and C and depicted on Exhibit B as areas A, C and E. The Napa County portion of the affected area is described on Exhibits A and C and depicted on Exhibit B as areas B and D. If approved, the boundary change will make areas A, C and E part of Napa County, and areas B and D part of Napa County.

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SEP 11 2023
NAPA COUNTY
EXECUTIVE OFFICE
8:50 AM
9/11/2023

The proposed new boundary line will be *less* than 5 miles from its original location (*see* Gov. Code §23203(d)).

The proposed new boundary line will reduce the area of each affected county by *less* than 5 percent (*see* Gov. Code §23203(e)).

As there are no residents within the affected area of the proposed boundary change, the proposed new boundary line will *not* reduce the population of any affected county by more than 5 percent (*see* Gov. Code §23203(f)).

As there are *no* registered voters who reside within the affected area, the proposed new boundary will *not* affect inhabited territory (*see* Gov. Code §§ 23201(d) and 23203(g)).

There are *no* proposed terms and/or conditions submitted as part of this petition (*see* Gov. Code §23203(h)).

The undersigned, Sheldon Richards, in his capacity as Trustee of the J. Sheldon Richards Trust U/A Dated November 10, 2016, is the chief petitioner (*see* Gov. Code §23205(a)).

There are no resident-voters within the affected territory, and Petitioner is the only property owner within the affected territory (*see* Gov. Code § 23205(b)).

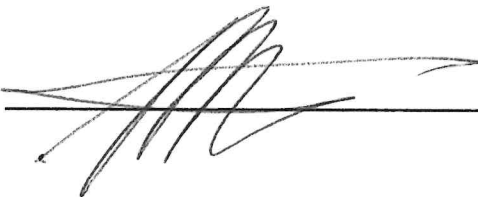
The affected territory is a portion of the property commonly known as 4013 Spring Mt. Road, St. Helena, CA 94574; said property is designated by the Napa County Assessor as Assessor's Parcel No. 022-150-008; a plat showing the petitioner's property is attached as Exhibit B (*see* Gov. Code §23205(c)).

The undersigned respectfully requests that the Napa County Board of Supervisors consider the foregoing petition at a hearing held in accordance with Government Code section 23206.

Petitioner Name:

SHELDON RICHARDS, both in his individual capacity and as Trustee of the J. Sheldon Richards Trust U/A Dated November 10, 2016

Petitioner Signature:



Date:

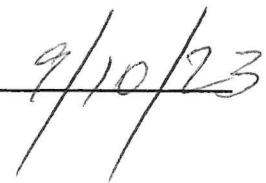


EXHIBIT A
NAPA COUNTY / SONOMA COUNTY
MINOR BOUNDARY CHANGE
GEOGRAPHICAL DESCRIPTION

A portion of the Northeast quarter of the Northwest quarter and the Northwest quarter of the Northeast quarter in Section 29, Township 8 North, Range 6 West, Mount Diablo Base and Meridian, described as follows:

AREA A

Beginning at the Iron Stake #17 (Station 856+34) L.S. 7950 as shown on the Record of Survey entitled J.T. Kingsbury 1877 Retracement Survey Phase III, recorded March 6, 2014, in Book 43 of Record of Surveys at Pages 32-29, Napa County Records, State of California, said point being on said the Napa / Sonoma County line, also being **Point of Beginning A**

- (1) thence along said Napa / Sonoma County line North 59° 30' 00" East 210.00 feet;
- (2) thence South 66° 00' 00" East 409.00 feet;
- (3) thence South 78° 00' 00" East 221.65 feet
- (4) thence leaving said County Line thence South 0° 52' 30" West 171.63 feet;
- (5) thence North 46° 28' 11" West 321.25 feet;
- (6) thence North 85° 55' 26" West 106.59 feet;
- (7) thence North 72° 29' 02" West 182.05 feet;
- (8) thence South 84° 34' 01" West 224.50 feet;
- (9) thence South 85° 16' 37" West 174.17 feet;
- (10) thence North 68° 05' 04" West 37.61 feet to said Napa / Sonoma County line to **Point of Beginning B**;
- (11) thence along said Napa / Sonoma County line North 85° 00' 00" East 176.70 feet to the **Point of Beginning A**.

AREA B

Beginning at said **Point of Beginning B** on said Napa / Sonoma County line

- (12) thence along said Napa / Sonoma County line South 85° 00' 00" West 39.30 feet;
- (13) thence North 31° 30' 00" West 29.85 feet to said Napa / Sonoma County line to **Point of Beginning C**;
- (14) thence along said Napa / Sonoma County line South 68° 05' 04" East 59.01 feet to the **Point of Beginning B**.

AREA C

Beginning at said **Point of Beginning C** on said Napa / Sonoma County line

- (15) thence North 68° 05' 04" West 15.09 feet;
- (16) thence North 27° 31' 49" West 113.45 feet;
- (17) thence North 30° 26' 09" West 61.43 feet to said Napa / Sonoma County line to **Point of Beginning D**;

- (18) thence along said Napa / Sonoma County line South 31° 30' 00" East 186.72 feet to the **Point of Beginning C.**

AREA D

Beginning at said Point of Beginning D on said Napa / Sonoma County line

- (19) thence along said Napa / Sonoma County line North 30° 26' 09" West 247.26 feet;
(20) thence North 19° 00' 00" East 5.95 feet to **Point of Beginning E**;
(21) thence leaving said Napa / Sonoma County line South 31° 30' 00" East 243.43 feet to the **Point of Beginning D.**

AREA E

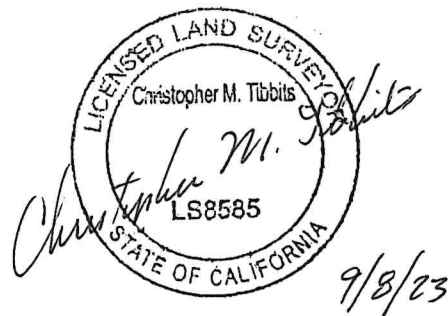
Beginning at Point of Beginning E on said Napa / Sonoma County line

- (22) thence North 30° 26' 09" West 10.16 feet;
(23) thence North 15° 29' 36" East 270.76 feet;
(24) thence North 31° 04' 31" West 198.09 feet
(25) to the beginning of a non-tangent curve in the south line of Spring Mountain Road; said curve being concave to the south having a radius of 800.67 feet and to which a radial line bears North 9° 53' 08" West thence northeasterly 26.90 feet along said curve through a central angle of 1° 55' 29" to said Napa / Sonoma County line;
(26) thence along said Napa / Sonoma County line South 25° 00' 00" East 220.00 feet;
(27) thence South 19° 00' 00" West 259.05 feet to the **Point of Beginning E.**

Containing 1.43 Acres, more or less.

Basis of Bearing being the "Phase III J.T. Kingsbury 1877 Retracement Survey" per, Book 43 of Surveys at Pages 32-39, Napa County Records.

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.



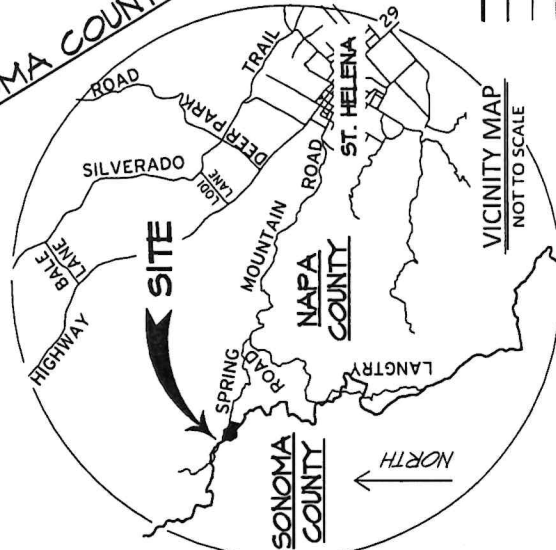
**MAP DELINEATING
MINOR CHANGE TO THE
NAPA COUNTY / SONOMA COUNTY
BOUNDARY**

BASIS OF BEARING BEING THE
"PHASE III J.T. KINGSBURY 1877
RETRACEMENT SURVEY" PER,
BOOK 43 OF SURVEYS AT
PAGES 32-39, NAPA COUNTY
RECORDS.

CHANGE IN AREA	
AREA A +	1.22 ACRES
AREA B -	0.01 ACRES
AREA C +	0.02 ACRES
AREA D -	0.01 ACRES
AREA E +	0.17 ACRES
+ NET AREA TO NAPA CO.	
1.41 ACRES	
- NET AREA FROM NAPA CO.	
0.02 ACRES	

PER, BOOK 762 OF MAPS AT PAGES
37-44, SONOMA COUNTY RECORDS,
AND PER, BOOK 43 OF SURVEYS AT
PAGES 32-39, NAPA COUNTY
RECORDS.

LICENSED LAND SURVEYOR
Christopher M. Tibbitts
M.S.
LS8585
STATE OF CALIFORNIA
9/10/23



NAPA COUNTY
STEFFENS FAMILY
ESTATE LLC
APN 020-300-063

NAPA COUNTY
SCHNEIGER VINEYARDS LLC
APN 022-150-041

NAPA COUNTY
W. S. BENTSON &
J. E. WEST TR
APN 022-150-030

NAPA COUNTY
SCHWEIGER
VINEYARDS LLC
APN 022-150-041

NAPA COUNTY
RICHARDS J SHELDON TRUST
APN 022-150-008

NAPA COUNTY
JO ANN B POPPELWELL TR
APN 022-150-014

NAPA/SONOMA COUNTY LINE
"PHASE III J.T. KINGSBURY 1877
RETRACEMENT SURVEY"
PER, BOOK 762 OF MAPS AT PAGES
37-44, SONOMA COUNTY RECORDS,
AND PER, BOOK 43 OF SURVEYS AT
PAGES 32-39, NAPA COUNTY
RECORDS.

AREA A
SONOMA COUNTY
SPRING SUMMIT RANCH LLC
APN 028-270-050

AREA B

AREA C

NAPA COUNTY

BEING A PORTION OF
SECTIONS 29,
TOWNSHIP 8 NORTH, RANGE 6 WEST,
M.D.B. & M.



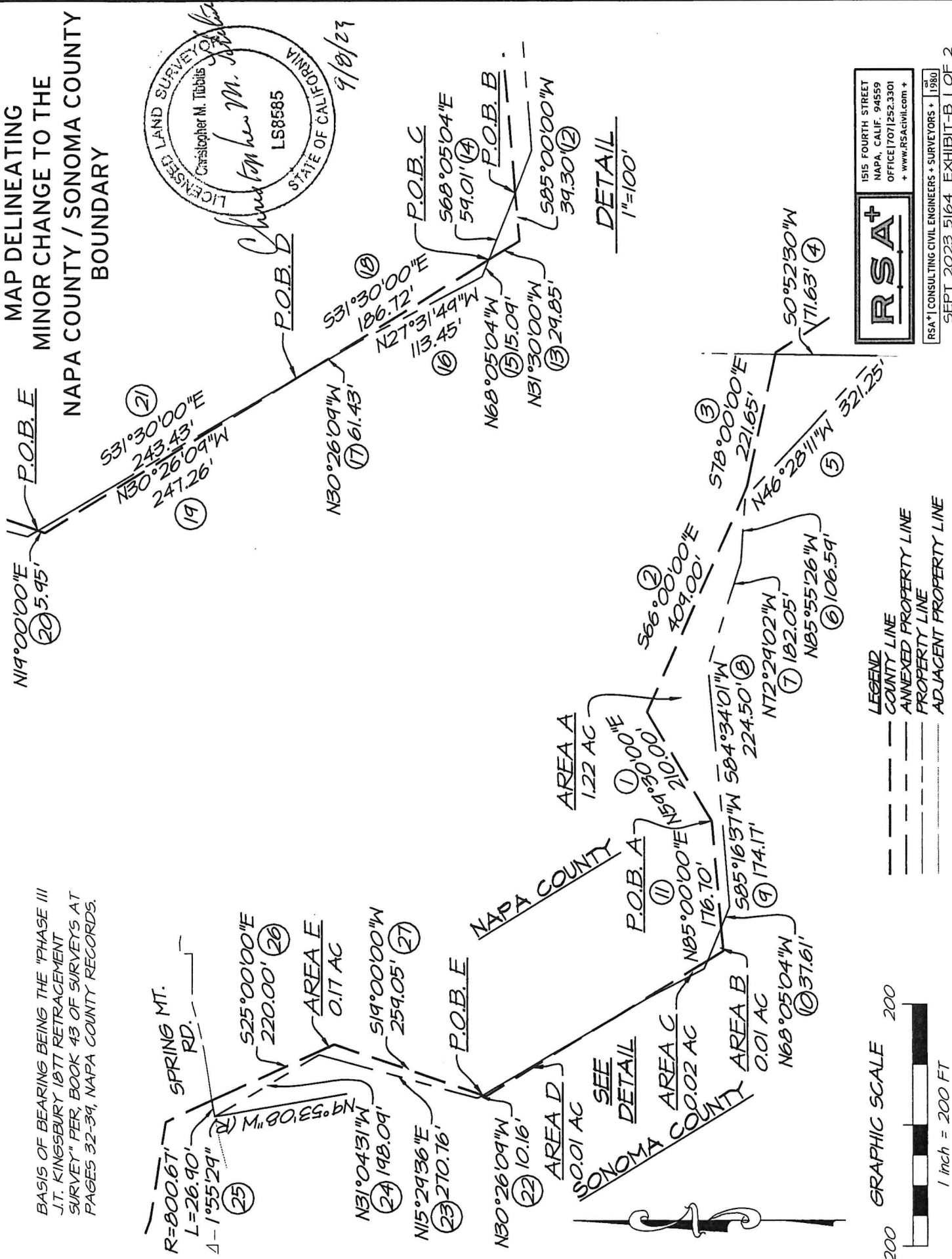
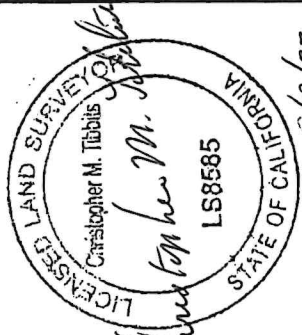
RSA+
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE | 707.252.3301
+ www.RSAcivil.com +

LEGEND
 - - - - - BOUNDARY LINE
 - - - - - CHANGED BOUNDARY LINE
 - - - - - PROPERTY LINE
 - - - - - ADJACENT PROPERTY LINE

VICINITY MAP
NOT TO SCALE

RS+ CONSULTING CIVIL ENGINEERS + SURVEYORS +
SEPT 2023 5164_EXHIBIT-B 1 OF 2

MAP DELINEATING
MINOR CHANGE TO THE
NAPA COUNTY / SONOMA COUNTY
BOUNDARY



1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE [707] 252.3301
+ www.RSACivil.com +

RSA+ CONSULTING CIVIL ENGINEERS + SURVEYORS + 1980

5164
Clos
09-08-2023

AREA A

North: 1948444.7318' East: 6398711.2972'

Segment #1 : Line

Course: N59°30'00"E Length: 210.00'
North: 1948551.3148' East: 6398892.2393'

Segment #2 : Line

Course: S66°00'00"E Length: 409.00'
North: 1948384.9595' East: 6399265.8794'

Segment #3 : Line

Course: S78°00'00"E Length: 221.65'
North: 1948338.8759' East: 6399482.6858'

Segment #4 : Line

Course: S0°52'30"W Length: 171.63'
North: 1948167.2659' East: 6399480.0649'

Segment #5 : Line

Course: N46°28'11"W Length: 321.25'
North: 1948388.5229' East: 6399247.1552'

Segment #6 : Line

Course: N85°55'26"W Length: 106.59'
North: 1948396.0995' East: 6399140.8349'

Segment #7 : Line

Course: N72°29'02"W Length: 182.05'
North: 1948450.8918' East: 6398967.2261'

Segment #8 : Line

Course: S84°34'01"W Length: 224.50'
North: 1948429.6356' East: 6398743.7347'

Segment #9 : Line

Course: S85°16'37"W Length: 174.17'
North: 1948415.2945' East: 6398570.1561'

Segment #10 : Line

Course: N68°05'04"W Length: 37.61'
North: 1948429.3321' East: 6398535.2640'

Segment #11 : Line

Course: N85°00'00"E Length: 176.70'
North: 1948444.7325' East: 6398711.2916'

Perimeter: 2235.16' Area: 53344.73 Sq. Ft.
Error Closure: 0.0057 Course: N82°57'10"W
Error North: 0.00070 East: -0.00564
Precision 1: 392131.58

AREA B

North: 1948413.9981' East: 6398402.5043'

Segment #1 : Line

Course: S85°00'00"W Length: 39.30'
North: 1948410.5729' East: 6398363.3539'

Segment #2 : Line

Course: N31°30'00"W Length: 29.85'
North: 1948436.0242' East: 6398347.7573'

Segment #3 : Line

Course: S68°05'04"E Length: 59.01'
North: 1948413.9993' East: 6398402.5029'

Perimeter: 128.15' Area: 524.83 Sq. Ft.
Error Closure: 0.0018 Course: N48°55'23"W
Error North: 0.00122 East: -0.00139
Precision 1: 71200.00

AREA C

North: 1948463.5233' East: 6398271.4145'

Segment #1 : Line

Course: N68°05'04"W Length: 15.09'
North: 1948469.1555' East: 6398257.4149'

Segment #2 : Line

Course: N27°31'49"W Length: 113.45'
North: 1948569.7592' East: 6398204.9764'

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Clos
09-08-2023

Segment #3 : Line
Course: N30°26'09"W Length: 61.43'
North: 1948622.7240' East: 6398173.8576'

Segment #4 : Line
Course: S31°30'00"E Length: 186.72'
North: 1948463.5190' East: 6398271.4185'

Perimeter: 376.69' Area: 663.13 Sq. Ft.
Error Closure: 0.0060 Course: S43°12'05"E
Error North: -0.00434 East: 0.00408
Precision 1: 62781.67

AREA D

North: 1948680.4263' East: 6398147.5660'

Segment #1 : Line
Course: N31°30'00"W Length: 243.43'
North: 1948887.9845' East: 6398020.3742'

Segment #2 : Line
Course: N19°00'00"E Length: 5.95'
North: 1948893.6104' East: 6398022.3113'

Segment #3 : Line
Course: S30°26'09"E Length: 247.26'
North: 1948680.4235' East: 6398147.5666'

Perimeter: 496.65' Area: 558.97 Sq. Ft.
Error Closure: 0.0029 Course: S11°25'42"W
Error North: -0.00280 East: 0.00057
Precision 1: 171255.17

AREA E

North: 1948954.6077' East: 6398013.6474'

Segment #1 : Line
Course: N30°26'09"W Length: 10.16'
North: 1948963.3676' East: 6398008.5007'

Segment #2 : Line
Course: N15°29'36"E Length: 270.76'
North: 1949224.2886' East: 6398080.8278'

Segment #3 : Line
Course: N31°04'31"W Length: 198.09'
North: 1949393.9507' East: 6397978.5809'

Segment #4 : Curve
Length: 26.90' Radius: 800.67'
Delta: 1°55'29" Tangent: 13.45'
Chord: 26.89' Course: N79°20'05"E
Course In: S11°37'39"E Course Out: N9°42'10"W
RP North: 1948609.7115' East: 6398139.9544'
End North: 1949398.9272' East: 6398005.0064'

Segment #5 : Line
Course: S25°00'00"E Length: 220.00'
North: 1949199.5395' East: 6398097.9824'

Segment #6 : Line
Course: S19°00'00"W Length: 259.05'
North: 1948954.6029' East: 6398013.6439'

Perimeter: 984.96' Area: 7192.62 Sq. Ft.
Error Closure: 0.0059 Course: S36°28'58"W
Error North: -0.00474 East: -0.00350
Precision 1: 166940.68

