



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

1030 Seminary Street, Suite B
 Napa, California 94559
 Telephone: (707) 259-8645
 Facsimile: (707) 251-1053
<http://www.napa.lafco.ca.gov>

May 29, 2012

Name
 Street Address

SUBJECT: Information Regarding Island Annexation Program

To Whom it May Concern:

A review of the County of Napa records indicates you are either a landowner or resident at *****. As you may know, this property is part of an unincorporated "island" surrounded by the City of Napa's jurisdictional boundary. This unincorporated designation means the property is generally dependent on the County for providing key municipal services, such as public safety, public works, and community development.

The Local Agency Formation Commission (LAFCO) of Napa County is a political subdivision of the State of California. LAFCO is responsible for coordinating the orderly formation and development of governmental agencies and municipal services within its county jurisdiction. This includes regulating all boundary changes involving local cities and special districts. Most commonly, this involves annexing unincorporated lands for purposes of accommodating orderly development and or enhanced municipal services. LAFCO's composition includes a total of eight members; three board of supervisors, three city councilmembers, and two public representatives.

The California Legislature encourages LAFCO to work with local cities to proactively eliminate islands and the governance inefficiencies they often perpetuate. In particular, islands commonly lack equitable municipal service provision and create additional expenses for both citizens and government. For example, island properties are charged 40 percent more by Napa for an equivalent amount of water usage than neighboring incorporated properties. Island properties also create a funding inequity for Napa given several statewide tax revenues that support general services, such as roads and parks, are apportioned on a per-capita basis. As a result, Napa is not equitably compensated for providing certain municipal services enjoyed by island residents. Further, annexing islands enhances public safety service by eliminating confusion and helping to ensure first-responders are the closest to the incident site with regards to available resources.

Lewis Chilton, Chair
 Councilmember, Town of Yountville

Joan Bennett, Commissioner
 Councilmember, City of American Canyon

Juliana Inman, Alternate Commissioner
 Councilmember, City of Napa

Brad Wagenknecht, Vice Chair
 County of Napa Supervisor, 1st District

Bill Dodd, Commissioner
 County of Napa Supervisor, 4th District

Mark Luce, Alternate Commissioner
 County of Napa Supervisor, 2nd District

Brian J. Kelly, Commissioner
 Representative of the General Public

Gregory Rodeno, Alternate Commissioner
 Representative of the General Public

Keene Simonds
 Executive Officer

With the preceding comments in mind, LAFCO is interested in discussing the benefits of annexation with island landowners and residents. If you are interested, LAFCO staff would like the opportunity to meet with you and other island neighbors to discuss the annexation process in detail. Towards this end, I have prepared an informational flyer outlining key governance distinctions between island and non-island properties. This flyer is enclosed for your review.

I respectfully ask you review the enclosed information and contact me at your earliest convenience to discuss interest in participating in an island annexation. I would also be interested in hearing from you if you are not interested in participating in an island annexation to better inform our understanding of key concerns or objections. I am available by telephone at (707) 259-8645 or by e-mail at ksimonds@napa.lafco.ca.gov.

Sincerely,



Keene Simonds
Executive Officer

Enclosures: as stated

cc: Rick Tooker, City of Napa
Hillary Gitelman, County of Napa



Island Annexations

Local Agency Formation Commission of Napa County

What are islands?

Islands are county lands that are surrounded by a city and are typically created as a result of leap-frog development. Islands are located throughout California and are often older communities with limited and aging public infrastructure relative to neighboring city lands. Most islands were created many decades ago, leaving the residents unaware that they're part of the county and not the city.

More information: contact LAFCO

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Myths regarding annexation

A common misconception regarding annexation is that it costs more to be in the City of Napa; this is not true. Check out the annual cost comparison below between Napa and the County.

What's the problem with islands?

- disorderly growth (densities, connectivity)
- inefficient public service provision (police, fire)
- unfunded demands on city services (parks, roads)
- representation (non-participation in city elections)

| Category | Napa | County | Cost Difference Post Annexation |
|----------------|-------------------|-------------------|---------------------------------|
| Paramedic Tax | \$37.50 | N/A | (\$37.50) |
| Storm Fee | \$12.00 | N/A | (\$12.00) |
| Water Charge | \$530.34 | \$769.08 | \$238.74 |
| Sewer Charge | \$421.00 | \$421.00 | \$0.00 |
| Garbage Charge | \$395.28 | \$303.72 | (\$91.56) |
| Totals | \$1,396.12 | \$1,493.80 | \$97.68 |

What's LAFCO's role in eliminating islands?

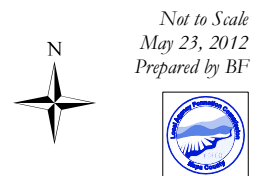
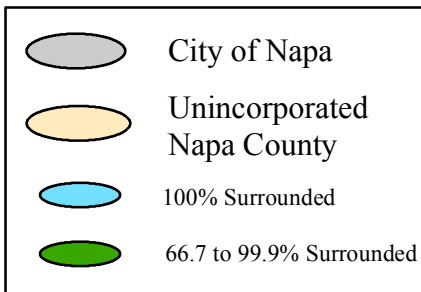
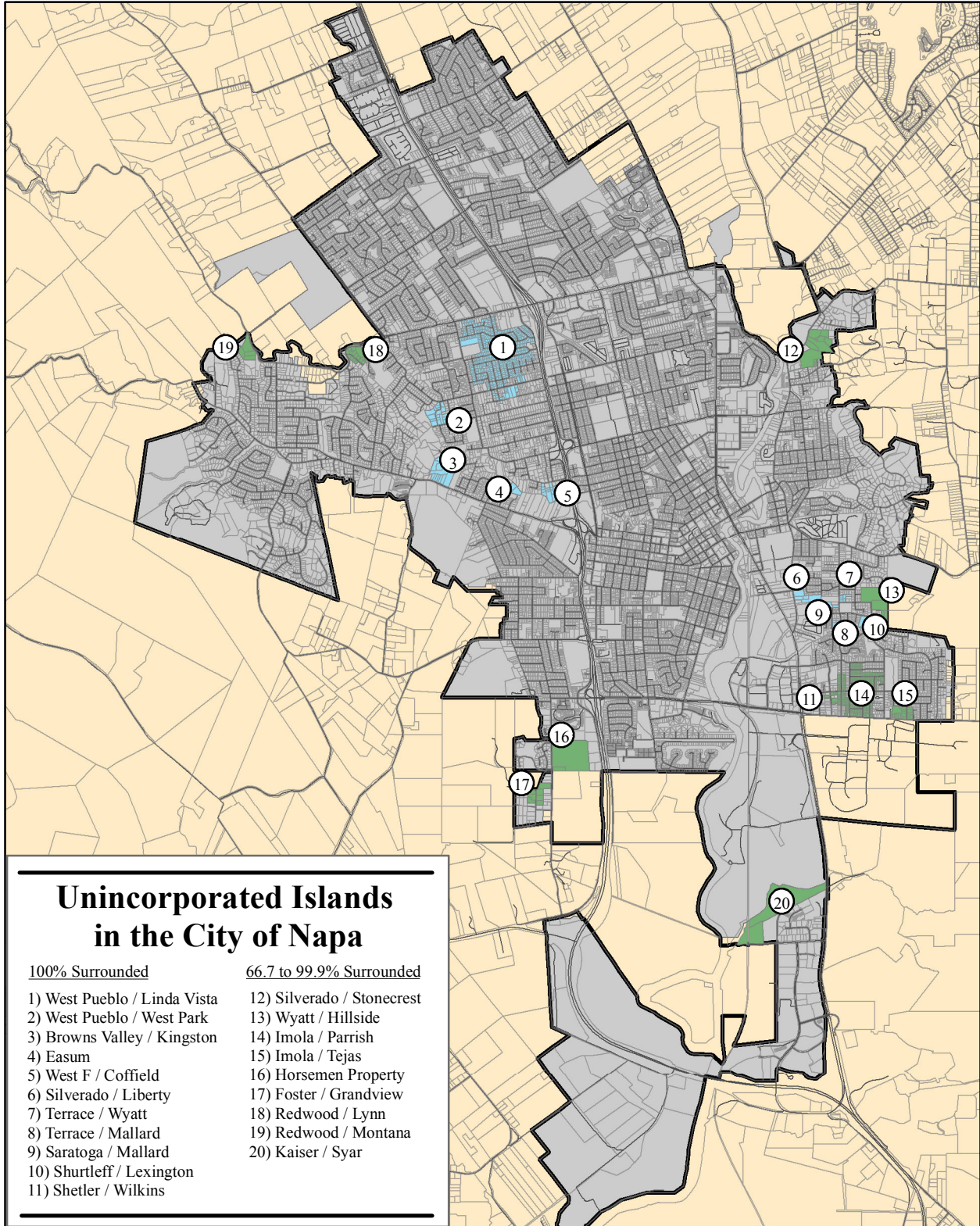
LAFCOs are political subdivisions of the State of California responsible for regulating city and special district boundaries. LAFCOs are located in all 58 California counties and tasked with coordinating the logical formation and expansion of local agencies and their services while preventing urban sprawl.

In 2000, special legislation was passed streamlining the annexation proceedings for islands. This includes establishing an expedited review process and significantly reduced application costs. The special legislation is scheduled to expire January 1, 2014.

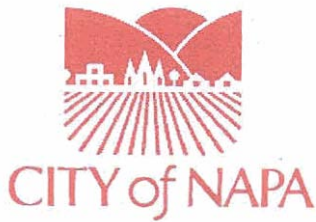
How many islands are in the City of Napa?

There are 20 islands entirely or substantially surrounded by the City of Napa. These islands comprise 905 parcels and 339 acres and have an estimated population of over 2,300. Are you in an island? Check out the map on the other side!

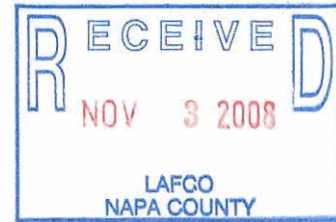
City of Napa Unincorporated Islands



LAFCO of Napa County
1030 Seminary Street, Suite B
Napa, California 94559
<http://www.napa.lafco.ca.gov>



Dana Smith
ASSISTANT CITY MANAGER
Development Services
955 School Street, P.O. Box 660
Phone: (707) 257-9530 FAX 707-257-9522
Napa, CA 94559-0660



October 30, 2008

Mr. Keene Simons
LAFCO of Napa County
1700 Second Street, Suite 268
Napa, California 94559

Dear Keene,

Thank you for your recent letter requesting the City to participate with you on an island annexation program. I applaud your proactive approach and believe the goal of eliminating unincorporated islands is beneficial to the County, the City, and ultimately to the residents themselves through enhanced service provision and in some cases lower utility rates – such as water.

The City Manager's office is committed to pursuing opportunities with LAFCO and the County to develop a comprehensive islands educational program designed towards developing accurate service information, identifying benefits for citizens, and how land use provisions might change for residents who now live in the islands. We would like to explore with you creative incentives that would encourage residents to consider initiation of annexation on their own. After the first of the year, the City will be in a better position to commit staff time to work with you on the development of a comprehensive islands program. And, following fruitful discussions and direction from the LAFCO Commission, Council and Board, we would direct further resources towards this worthwhile effort.

Again, I appreciate your forward thinking and we look forward to working with you on this islands program.

Sincerely,


Dana M. Smith

CC: Michael Parness, City Manager
Mayor and Council