



Local Agency Formation Commission
LAFCO of Napa County

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June 1, 2009

Agenda Item No. 10a (Information)

May 26, 2009

TO: Local Agency Formation Commission

FROM: Keene Simonds, Executive Officer
Brendon Freeman, Analyst

SUBJECT: Current and Future Proposals

The Commission will receive a report regarding current and future proposals. The report is being presented to the Commission for information.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 delegates Local Agency Formation Commissions (LAFCOs) with regulatory and planning duties to coordinate the logical formation and development of cities and special districts. This includes approving proposed jurisdictional boundary changes and requests to provide new or extended extraterritorial services. LAFCOs are also responsible for establishing, updating, and modifying cities and special districts' spheres of influence.

A. Discussion

There are currently five active proposals on file with LAFCO of Napa County ("Commission"). A summary of these active proposals follows.

Silverado Trail/Zinfandel Lane Annexation to the City of St. Helena

This application has been submitted by the City of St. Helena. The City proposes the annexation of one entire unincorporated parcel along with a portion of a second unincorporated parcel totaling approximately 100 acres. The affected territory is located northwest of the intersection of Silverado Trail and Zinfandel Lane and is owned and used by the City to discharge treated wastewater from its adjacent sewer plant. The purpose of the annexation is to provide cost-savings to the City by no longer paying property taxes. The affected territory is located outside the City's sphere, but is eligible for annexation under Government Code Section 56742 given it is owned and used by the City for municipal purposes.

Status: The City and County recently approved a property tax exchange agreement for the proposal. The City, however, has filed a request with the Commission to delay consideration of the proposal in order to explore a separate agreement with the County to extend the current Williamson Act contract associated with the affected territory (letter attached).

Juliana Inman, Vice Chair
Councilmember, City of Napa

Lewis Chilton, Commissioner
Councilmember, Town of Yountville

Joan Bennett, Alternate Commissioner
Councilmember, City of American Canyon

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

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

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

Brian J. Kelly, Chair
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

Trancas Crossing Park Annexation to the City of Napa

The City of Napa has adopted a resolution of application proposing the annexation of one 33 acre unincorporated parcel located near the northern terminus of Old Soscol Avenue. The subject territory is owned by the City and is currently undeveloped. The purpose of the proposal is to facilitate the planned development of the subject territory into a public park. The subject territory is located outside the City's sphere of influence. Accordingly, staff review of the proposal will include the merits of a concurrent sphere of influence amendment.

Status: Staff is awaiting the completion of a property tax agreement between the City and the County as required under Revenue and Taxation Code before completing the analysis and presenting the proposal to the Commission.

Silverado Community Services District: Activation of a Latent Power

The Silverado Community Services District (SCSD) has submitted a resolution of application requesting approval to activate a latent power to improve and maintain sidewalks within its jurisdictional boundary. The activation of this latent power would be in addition to SCSD's established road and landscaping services.

Status: Staff is awaiting the completion of a property tax agreement between SCSD and the County as required under Revenue and Taxation Code before completing the analysis and presenting the proposal to the Commission.

Trancas Street/Villa Lane Annexation to the Napa Sanitation District

This application has been submitted by the Queen of the Valley Medical Center. The applicant proposes annexing their 6.57 acre incorporated parcel located in the City of Napa to the Napa Sanitation District. The purpose of the annexation is to facilitate the development of the affected territory from an existing parking lot to a new medical facility building. The City of Napa Planning Commission is scheduled to consider the underlying project in May 2009.

Status: Staff recently circulated copies of the application materials to local agencies for their review and comment. The proposal will not be presented to the Commission until the City of Napa adopts an environmental determination on the underlying development project.

Formation of the Villa Berryessa Water District

This application has been submitted by Miller-Sorg Group, Inc. The applicant proposes the formation of a new special district under the California Water District Act. The purpose in forming the new special district is to provide public water and sewer services to a planned 100-lot subdivision located along the western shoreline of Lake Berryessa. A tentative subdivision map for the underlying project has already been approved by the County. The County has conditioned recording the final map on the applicants receiving written approval from the United States Bureau of Reclamation to construct an access road and intake across federal lands to receive water supplies from Lake Berryessa. Based on their own review of the project, the Bureau is requesting a governmental agency accept responsibility for the construction and perpetual operation of the water and sewer systems serving the subdivision.

Status: Staff is currently awaiting a response to an October 2008 request for additional information.

Staff is aware of three proposals that are expected to be submitted to the Commission in the near future. A summary of these future proposals follows.

**American Canyon High School and American Canyon Middle School Reorganization
(City of American Canyon/American Canyon Fire Protection District/CSA No. 4)**

The Napa Valley Unified School District (NVUSD) has initiated a multi-phased planning process to construct a 2,200-student high school and 530-student middle school to serve the City of American Canyon. The project site is located at the northeast intersection of American Canyon Road and Newell Drive. NVUSD recently approved a final environmental impact report for the project. As part of the proposed project, Commission approval is required to annex the proposed high school site (45 acres) to American Canyon and the American Canyon Fire Protection District. Commission approval is also required to concurrently annex and add the proposed middle school site (17 acres) to both the City and District's spheres of influence. The Commission may also consider modifying the proposal to include the concurrent detachment of the affected territory from CSA No. 4.

Status: It appears this proposal will be brought to the Commission in phases. The first phase appears to involve NVUSD proposing annexation of the high school site to the District in the next few months. Additional phases of this project will likely be brought to the Commission over the next year.

American Canyon Town Center Reorganization

(City of American Canyon/American Canyon Fire Protection District/CSA No. 4)

The City of American Canyon has initiated a planning process to develop approximately 100 acres of land comprising three parcels located southeast of the intersection of Highway 29 and South Napa Junction Road. The proposed project includes the development of 600 to 650 new residential units along with a mixture of commercial, retail, and public uses. Current planning activities completed to date include the preparation of a notice of preparation for a draft environmental impact report. As part of the proposed project, Commission approval is required to annex two of the three affected parcels totaling 70 acres into American Canyon. Commission approval is also required to annex one of the three affected parcels totaling 37 acres to the American Canyon Fire Protection District. The Commission may also consider modifying the proposal to include the concurrent detachment of the affected territory from CSA No. 4.

Status: The City has placed this project on administrative hold since July 2007.

Stanly Lane Annexation (Napa Sanitation District)

The City of Napa has initiated a planning process to develop approximately 95.5 acres of land comprising four parcels located along Stanly Lane in the Stanly Ranch area. The proposed project includes the development of a 245 unit resort. Representatives for the developer have contacted staff to discuss the process to annex the affected territory to Napa Sanitation District.

B. Commission Review

Staff respectfully requests the Commission review and provide any comments or questions with respect to any of the current or future proposals identified in this report.

Attachments: as stated



City of St. Helena

*"We will conduct city affairs on behalf of our citizens
using an open and creative process."*

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May 20, 2009

Keene Simonds, Executive Officer
LAFCO of Napa County
1700 Second Street, Suite 268
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Re: City of St. Helena Chaix Lane Annexation

Dear Keene:

The City of St. Helena requests that LAFCO defer the notice of public hearing on the Chaix Lane spray field annexation. The City Council and the County Board of Supervisors have adopted resolutions pertaining to property tax exchange agreements, however they would like additional time to reach an agreement on the future uses of the property.

It is anticipated that this agreement will be in place prior to the July LAFCO meeting. Please contact Carol Poole, Planning Director, or Shelly Mills, Associate Planner at 967-2792 if you have any questions pertaining to this.

Sincerely,

Del Britton, Mayor