



Local Agency Formation Commission
LAFCO of Napa County

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November 3, 2008
Agenda Item No. 8a

October 27, 2008

TO: Local Agency Formation Commission

FROM: Keene Simonds, Executive Officer

SUBJECT: Current and Future Proposals (Discussion)

The Commission will receive a report regarding current and future proposals. The report is being presented for Commission review and discussion.

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.

Linda Vista Avenue/Trojan Road No. 4 Annexation to Napa Sanitation District

This application has been submitted by the O'Doul Group, LLC. The applicant proposes the annexation of two incorporated parcels in the City of Napa totaling 1.64 acres to the Napa Sanitation District. The affected parcels are located at 3660 and 3724 Linda Vista Avenue and currently include single-family residences. The purpose of the proposal is to facilitate a 12-lot subdivision that has been tentatively approved by the City.

Status: Staff is awaiting the submittal of an application fee to begin evaluating the proposal for future consideration by the Commission.

Wilkins Avenue Reorganization (City of Napa/CSA No. 4)

This application has been submitted by the City of Napa. The City proposes the annexation of an approximate 0.77 acre unincorporated parcel located at 2138 Wilkins Avenue north of its intersection with Imola Avenue. The subject territory includes a single-family residence and is part of an unincorporated island substantially surrounded by the City comprising a total of 219 parcels and 294 registered voters. The purpose of the annexation is to facilitate the future division and development of the subject territory, which could accommodate up to five residences under the City General Plan. The proposal has been classified as a reorganization to account for automatic detachment proceedings involving County Service Area (CSA) No. 4.

Jack Gingles, Commissioner
Mayor, City of Calistoga

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

Brian J. Kelly, Vice Chair
Representative of the General Public

Juliana Inman, Commissioner
Councilmember, City of Napa

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

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Cindy Coffey, Alternate Commissioner
Councilmember, City of American Canyon

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

Keene Simonds
Executive Officer

Status: Staff is currently evaluating the proposal for future consideration by the Commission. This includes evaluating the potential modification of the proposal to eliminate the entire unincorporated island. The applicant must submit a map and geographic description of the subject territory to complete the application process.

Silverado Trail Reorganization (City of Napa/CSA No. 4)

This application has been submitted by the City of Napa. The City proposes the annexation of eight unincorporated parcels totaling 28.8 acres and consisting of three non-contiguous areas in the vicinity of Silverado Trail's intersection with Soscol Avenue. One of the three non-contiguous areas includes three parcels totaling 11.6 acres and represents an unincorporated island completely surrounded by the City. The other two non-contiguous areas collectively include five parcels totaling 17.1 acres and are located on different sides of the same unincorporated island completely surrounded by the City. This unincorporated island comprises a total of 19 parcels and 20 registered voters. If the proposal is approved as submitted, this unincorporated island would be split into two unincorporated islands. The purpose of the annexation is to facilitate the future division and development of the subject territory, which could accommodate up to 543 residences under the City General Plan. The proposal has been classified as a reorganization to account for automatic detachment proceedings involving CSA No. 4.

Status: Staff is currently evaluating the proposal for future consideration by the Commission. This includes evaluating the potential modification of the proposal to eliminate both affected unincorporated islands. The applicant must submit a map and geographic description of the subject territory to complete the application process.

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 be responsible for accepting responsibility for the construction and perpetual operation of the water and sewer systems serving the subdivision.

Status: Staff is currently evaluating the proposal for future consideration by the Commission. This includes considering the ability of the proposed special district to enter into an outside service agreement to serve the nearby Putah Creek Resort to increase its revenue stream.

Montecito Boulevard Sphere of Influence Amendment: City of Napa

This proposal has been submitted by Shawn and Connie Gutteresen. The applicants are requesting an amendment to the City of Napa's sphere of influence to include their 44 acre unincorporated parcel located near the northeast terminus of Montecito Boulevard. The applicants are currently processing an application with the County of Napa to develop a single-family residence and are seeking a sphere amendment to facilitate an outside water service connection with the City in accordance with Government Code Section 56133.¹ The subject territory is located outside the City's adopted urban growth boundary line and therefore not eligible for annexation under the City General Plan. It is expected the City Council will consider taking action to request Commission approval to provide outside water service to the subject territory in conjunction with the sphere amendment later this month.

Status: Staff will coordinate the review of the sphere amendment with the City's anticipated request to provide outside water service to the subject territory.

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

North Big Ranch Road Reorganization (City of Napa/CSA No. 4)

The City of Napa has adopted a resolution of application proposing the annexation of three non-contiguous areas located along the western side of Big Ranch Road. All three non-contiguous areas represent unincorporated islands substantially surrounded by the City. The purpose of the proposal is to facilitate the future division and development of the subject territory. Upon submittal, the proposal will be classified as a reorganization to account for automatic detachment proceedings involving CSA No. 4.

Status: The City Council approved a resolution of application proposing the reorganization on November 18, 2008. The application has not been submitted to the Commission.

Trancas Crossing Park Reorganization (City of Napa/CSA No. 4)

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 and may necessitate a concurrent sphere amendment. Upon submittal, the proposal will be classified as a reorganization to account for automatic detachment proceedings involving CSA No. 4.

¹ This code section states the Commission may approve a city or special district's request to provide new or extended service outside their jurisdictional boundary but within their sphere of influence in anticipation of a subsequent change of organization, such as an annexation. This code section also specifies the Commission may only approve a city or special district's request to provide new or extended service outside their jurisdictional boundary and sphere of influence to address an existing or future threat to the public health or safety.

Status: The City Council approved a resolution of application proposing the reorganization on March 18, 2008. The application has not been submitted to the Commission.

Silverado Trail/Zinfandel Lane Reorganization (City of St. Helena/CSA No. 4)

The City of St. Helena is expected to consider adopting a resolution of application to propose the annexation of two unincorporated parcels totaling approximately 100 acres northwest of the intersection of Silverado Trail and Zinfandel Lane. The subject territory 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 subject 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. Upon submittal, the proposal will be classified as a reorganization to account for automatic detachment proceedings involving CSA No. 4.

Status: The City Council is scheduled to consider adopting a resolution of application approved a resolution of application proposing the reorganization on October 28, 2008.

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 sphere of influence. Upon submittal, the proposal would be classified as a reorganization to account for automatic detachment proceedings involving 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.

Oat Hill 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 364 acres of land comprising 72 parcels located north of Eucalyptus Drive west of its intersection with Highway 29. The proposed project includes the development of 1,300 to 1,600 new residential units along with a mixture of commercial and public uses. Current planning activities completed to date include the preparation of an initial study and notice to prepare a draft environmental impact report. As part of the proposed project, Commission approval is required to annex one of the affected parcels totaling 107 acres into American Canyon and the American Canyon Fire Protection District. Upon submittal, the proposal would be classified as a reorganization to account for automatic detachment proceedings involving CSA No. 4.

Status: The City has placed this project on administrative hold since August 2006.

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. Upon submittal, the proposal would be classified as a reorganization to account for automatic detachment proceedings involving CSA No. 4.

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

Montecito Boulevard Outside Service Agreement with the City of Napa

The City of Napa is expected to consider requesting Commission approval to provide water service to a 44 acre unincorporated parcel located near the northeast terminus of Montecito Boulevard. The expected request is associated with the above-mentioned sphere of influence amendment submitted by the affected property owners.

Status: It is anticipated the City Council will consider requesting Commission approval to provide new water service to the subject territory later this month.

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.