



LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY
Political Subdivision of the State of California

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**SILVERADO COMMUNITY SERVICES DISTRICT
SPHERE OF INFLUENCE REVIEW AND UPDATE**
Prepared in accordance with Government Code Section 56425

Final Report
October 2015



LAFCO of Napa County
Overseeing the
logical formation and development
of cities and special districts.

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I. EXECUTIVE SUMMARY

This report is presented as part of a process mandated by Section 56425 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. This report reviews and proposes amendments to the sphere of influence of the Silverado Community Services District (SCSD), originally established by Napa LAFCO in 1976 and updated in 2007.

This periodic review and update is partially based on the Commission's Central County Region Municipal Service Review which details services provided by SCSD as well as the District's ability to continue to provide and extend those services. The Central County Region Municipal Service Review is available on the Commission's website and can be accessed by clicking the link provided below:

http://www.napa.lafco.ca.gov/uploads/documents/MSR_CentralCounty_FinalReport_2014.pdf

Staff recommends that the Commission affirm the existing sphere of influence of SCSD. The District is substantially developed for urban purposes and public street lighting, street sweeping, street landscaping, and sidewalk improvement and maintenance services are provided in an efficient and orderly manner. SCSD is able to provide these services as discussed in the Commission's Central County Region Municipal Service Review. A map depicting SCSD's sphere of influence is included on page four of this report.

II. OVERVIEW

SCSD provides public street lighting, street sweeping, landscape maintenance, and sidewalk improvement and maintenance services within the unincorporated Silverado community. SCSD currently has an estimated permanent resident service population of 1,321 within an approximate 1.8 square mile jurisdictional area. Given the majority of the community is used as vacation/second homes, it is estimated the resident service population more than doubles to 2,829 when fully occupied. An additional 870 guests add to the overnight population when the Silverado Resort is fully occupied. SCSD's adopted operating budget for fiscal year 2015-16 is \$185,613 and includes 0.25 total full-time equivalent employees.

SCSD has been successful in meeting its original service objective to facilitate and serve the planned development of the Silverado Country Club that is consistent with the preferences of its constituents. SCSD has also been successful in developing sufficient capacities and funding streams to continue to provide an effective level of services within its existing jurisdictional boundary for the foreseeable future. SCSD's governance structure, finances, municipal service provision, and Commission determinations are described in more detail on pages 94 to 106 in the Central County Region Municipal Service Review.

III. ANALYSIS

SCSD operates under the land use authority of the County of Napa, which has designated the majority of land within the District as *Urban Residential* with a zoning standard of *Planned Development*. The eastern portion of SCSD is designated and zoned by the County as *Agriculture, Watershed and Open-Space* and *Agricultural Watershed*, respectively. The County General Plan identifies land within SCSD as being part of the "Silverado Urban Area" and includes a policy that limits residential development within the SCSD portion of the Silverado Urban Area to a maximum of 1,095 units. Based on this policy coupled with zoning restrictions, it appears that land located within SCSD is at or near built-out.

SCSD's existing sphere designates an appropriate service area for the District in a manner that provides for the present and future needs of its constituents and is consistent with the land use policies of the County of Napa. The existing sphere is responsive to the current and planned service capacities and facilities of SCSD. SCSD has not planned or indicated an interest in amending its sphere to facilitate future annexations to the District. Lands located within SCSD's existing sphere share common economic and social interdependencies that are distinct from areas outside the sphere.

IV. RECOMMENDATION

It is recommended that the Commission affirm SCSD's existing sphere of influence. Pursuant to California Government Code Section 56425(e), the following statements have been prepared in support of the recommendation:

Present and Planned Land Use

The present and future land uses in the Silverado Community Services District are planned for in the County of Napa General Plan as the affected land use authority. The County General Plan and adopted zoning standards provide for the current and future residential and resort uses that characterize the majority of the area.

Present and Probable Need for Public Facilities and Services

The Silverado Community Services District provides street lighting, street sweeping, landscape maintenance, and sidewalk improvement and maintenance services within its jurisdictional boundary. These public services support the planned urban and resort uses within the area's boundary as contemplated in the County of Napa General Plan. Constituents of the Silverado Community Services District have confirmed their desire for these public services by approving a special assessment to fund the District's operations.

Present Capacity and Adequacy of Public Services

The Silverado Community Services District has demonstrated its ability to provide an adequate level of street lighting, street sweeping, landscape maintenance, and sidewalk improvement and maintenance services within the area.

Social and Economic Communities of Interest

The Silverado Community Services District fosters social and economic interdependencies within the area by providing public services in support of the planned development of the Silverado Country Club.

Present and Probable Need for Public Services for Disadvantaged Unincorporated Communities

No disadvantaged unincorporated communities meeting the definition under State law have been identified anywhere in Napa County.

