



Local Agency Formation Commission
LAFCO of Napa County

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December 1, 2008

Agenda Item No. 10c (Information)

November 25, 2008

TO: Local Agency Formation Commission

FROM: Keene Simonds, Executive Officer

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 six active proposals on file with LAFCO of Napa County ("Commission"). A summary of these active proposals follows.

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

This application has been submitted by the City of Napa on behalf of the affected landowner. 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 a large unincorporated island substantially surrounded by the City. 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 unless waived by the Commission.

Status: Staff's review of the proposal is near completion. Staff is awaiting the submittal of a map and geographic description from the applicant before presenting the proposal for Commission consideration.

Jack Gingles, Commissioner
Mayor, City of Calistoga

Juliana Inman, Commissioner
Councilmember, City of Napa

Cindy Coffey, Alternate Commissioner
Councilmember, City of American Canyon

Brad Wagenknecht, 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, Vice Chair
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

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

This application has been submitted by the City of Napa on behalf of an affected landowner. The City proposes the annexation of 18 unincorporated parcels consisting of three non-contiguous areas totaling 20 acres 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. The proposal represents a reorganization to account for automatic detachment proceedings involving CSA No. 4 unless waived by the Commission.

Status: Staff recently circulated copies of the application materials to local agencies for their review and comment. Staff anticipates presenting the proposal for Commission consideration as early as the February 2, 2009 meeting.

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

This application has been submitted by the City of St. Helena. The City proposes the annexation of two unincorporated parcels totaling approximately 100 acres northwest of the intersection of Silverado Trail and Zinfandel Lane. The affected 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. The proposal represents a reorganization to account for automatic detachment proceedings involving CSA No. 4 unless waived by the Commission.

Status: Staff will be circulating copies of the application materials to local agencies for their review and comment. Staff anticipates presenting the proposal for Commission consideration as early as the February 2, 2009 meeting.

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.

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.

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.

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

Activation of a Latent Power (Silverado Community Services District)

The Silverado Community Services District (SCSD) is expected to adopt a resolution of application requesting Commission 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: SCSD is expected to consider adopting a resolution of application to request Commission approval to activate the aforementioned latent power at its December 9, 2008 meeting.

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 unless waived by the Commission.

Status: The City Council approved a resolution of application proposing the reorganization on March 18, 2008. The application, however, has not been filed with the Executive Officer.

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 unless waived by the Commission.

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

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 as part of its December 2, 2008 meeting.

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: none