



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

1030 Seminary Street, Suite B
Napa, California 94559
Phone: (707) 259-8645
Fax: (707) 251-1053
www.napa.lafco.ca.gov

We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

Agenda Item 5b (Consent)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer

MEETING DATE: July 18, 2016

SUBJECT: Current and Future Proposals

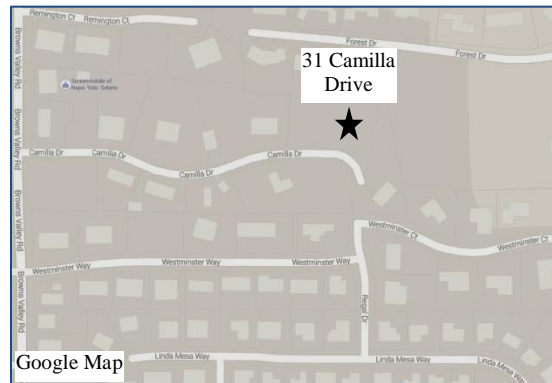
SUMMARY

There are currently two active proposals on file with LAFCO of Napa County (“Commission”) and three anticipated new proposals that are expected to be submitted to the Commission in the near future based on discussions with proponents. A summary of active and anticipated proposals follows.

Active Proposals

Camilla Drive No. 5 Annexation to the Napa Sanitation District

The landowner of a 1.2 acre incorporated parcel located at 31 Camilla Drive has submitted an application to annex the subject parcel to the Napa Sanitation District’s (NSD). The annexation application is for purposes of connecting an existing single-family residence and a planned second unit to NSD’s public sewer system. Absent annexation to NSD, the second unit would not be allowed for development under the City of Napa’s land use authority due to setback requirements associated with the existing septic system. The landowner’s application also includes annexation of the adjacent portions of public right-of-way. The subject parcel and public right-of-way are located within NSD’s sphere of influence. NSD has provided assurances it has sufficient capacity to extend public sewer service to the subject parcel. The annexation proposal will be presented to the Commission for formal action as item 8a on today’s agenda.



Greg Pitts, Vice Chair
Councilmember, City of St. Helena

Juliana Inman, Commissioner
Councilmember, City of Napa

Joan Bennett, Alternate Commissioner
Councilmember, City of American Canyon

Diane Dillon, Chair
County of Napa Supervisor, 3rd District

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

Keith Caldwell, Alternate Commissioner
County of Napa Supervisor, 5th District

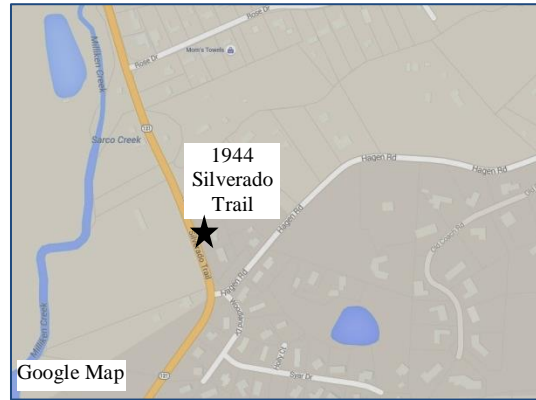
Brian J. Kelly, Commissioner
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

Silverado Trail No. 2 Annexation to the Napa Sanitation District

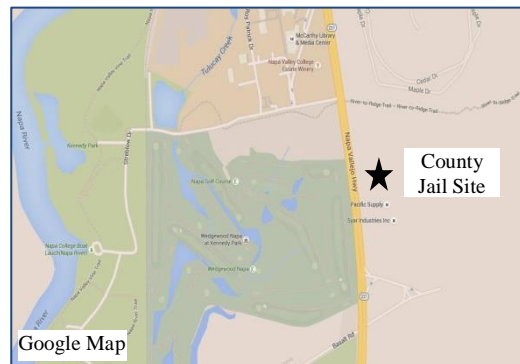
The landowner of a 1.1-acre unincorporated parcel located at 1944 Silverado Trail has submitted an application to annex the subject parcel to the Napa Sanitation District's (NSD). The annexation application is for purposes of connecting an existing single-family residence and a detached second unit public sewer system. NSD has indicated there are concerns with respect to existing capacity associated with extending public sewer service to the subject parcel. However, with mitigation fees that the landowner has agreed to pay to help finance infrastructure improvements, NSD has indicated the District can extend public sewer service to the subject parcel. The annexation proposal is expected to be presented for formal action at the Commission's October 3rd regular meeting.



Anticipated Proposals

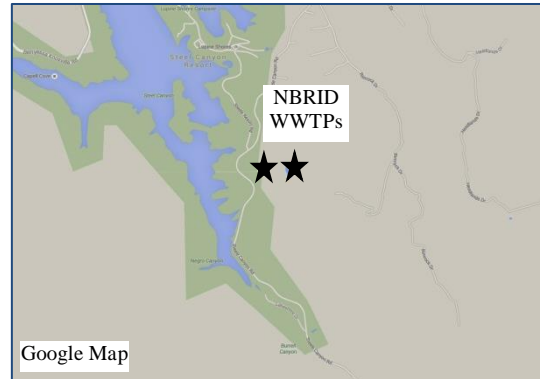
Annexation of County Jail Property to the Napa Sanitation District

Staff from the County of Napa has inquired about annexation of the County jail property to the Napa Sanitation District (NSD). The County jail property comprises an approximate 27-acre unincorporated parcel owned by the County and located within NSD's sphere of influence. The property is located on the east side of Soscol Avenue (Napa-Vallejo Highway/State Route 221) immediately south of the Napa State Hospital. The Commission added the County jail site to NSD's sphere of influence in June 2015 in response to a formal request from the County. The purpose of annexation would be to allow the future County jail to connect to NSD's public sewer service infrastructure. A resolution of application adopted by the County Board of Supervisors is expected to be submitted during the current calendar year.



Wastewater Treatment Plant Annexation to Napa Berryessa Resort Improvement District

Staff from Napa Berryessa Resort Improvement District (NBRID) has inquired about annexation of the District's two wastewater treatment plants. The wastewater treatment plants are located on two unincorporated parcels owned by NBRID and located outside the District's sphere of influence and jurisdictional boundary. The principal act for resort improvement districts does allow annexation of lands outside the sphere of influence. The purpose of annexation would be to reduce NBRID's annual property tax obligations given that the parcels are owned and used by the District for a municipal purpose in support of the District's operations. Annexation would not result in any new growth or development. An application from the District may be submitted in the current calendar year.



Annexation of 1878 Silverado Trail to the Napa Sanitation District and City of Napa

An interested landowner of a 2.5 acre unincorporated parcel located at 1878 Silverado Trail has inquired about connecting an existing single-family residence to the Napa Sanitation District's (NSD) public sewer system. The parcel is located within the spheres of influence for NSD and the City of Napa ("City"). The private onsite septic system serving the existing residence is in extreme substandard condition. The possibility of replacing the septic system is in question due to soil conditions and topography as well as changes in regulations and standards since the septic system was originally installed. The County Environmental Health Division has recommended that the parcel be connected to NSD as soon as possible, which may be expedited by the Commission through an emergency outside service agreement. NSD has provided assurances it has sufficient capacity to extend public sewer service to the subject parcel. As a condition of annexation, NSD would require the landowner to enter into a deferred improvement agreement to extend the sewer mainline to the south end of the property. It is important to note the Commission's adopted policies would require concurrent annexation to the City. The subject parcel already has an outside water service connection from the City. The City has confirmed it would support annexation and no new environmental review would be required under the California Environmental Quality Act. The landowner is currently contemplating sewer service options and associated costs. An application from the landowner to annex to NSD and the City may be submitted within the current calendar year.

