



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 5f

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer

MEETING DATE: April 4, 2016

SUBJECT: Time Extension Request: Redwood Road No. 5 Annexation to the Napa Sanitation District

RECOMMENDATION

It is recommended that the Commission take formal action to approve a time extension for the completion of terms and conditions for the *Redwood Road No. 5 Annexation to the Napa Sanitation District* for one year effective April 6, 2016 extending to April 6, 2017.

BACKGROUND / SUMMARY

On April 6, 2015 the Commission approved a modified proposal to annex a 1.7 acre incorporated parcel along with the adjacent portion of public right-of-way (Redwood Road) to the Napa Sanitation District (NSD). The subject parcel is located at 2990 Redwood Road in the City of Napa. The approved annexation was intended to facilitate the development of the subject parcel to include two additional single-family residences.

California Government Code Section 57001 requires a Certificate of Completion be filed within one year of annexation approval by LAFCO. This code section permits a commission to authorize an extension of time it deems reasonable for the completion of necessary terms and conditions. It has been the practice of the Commission to allow applicants a one-time extension of up to one year. The landowner has submitted a letter (Attachment One) requesting a one-year time extension in order to complete the standard terms and conditions adopted by the Commission in approving the annexation. The letter states there have been unforeseen changes to the development plan as requested by the City of Napa and that additional time is needed to finalize all plans and complete improvements. The requested time extension appears reasonable given the landowner appears committed to meeting the City of Napa's requests and public sewer services will be needed for the subject parcel.

ATTACHMENTS

- 1) Time Extension Request Letter from Landowner (March 23, 2016)
- 2) Resolution No. 2015-03

Juliana Inman, Chair
Councilmember, City of Napa

Greg Pitts, Commissioner
Councilmember, City of St. Helena

Joan Bennett, Alternate Commissioner
Councilmember, City of American Canyon

Diane Dillon, Vice 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

March 23, 2016

LAFCO, NAPA COUNTY
Attn: Mr Brendon Freeman
1030 Seminary Street, Suite B
Napa, California

SUBJECT: Extension Request, Annexation to the Napa Sanitation District, REDWOOD RD #5, 2990 REDWOOD RD, NAPA

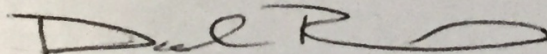
Mr Freeman,

I am writing you in regards to Resolution #15-005 Redwood Rd#5 annexation to the Napa Sanitation District as approved by LAFCO Napa County at the Agency meeting on March 5, 2015. We are requesting a twelve (12) month extension, under Government Code Section 57001, to satisfy the terms required by the Agency and/or Napa Sanitation District.

We have had some development changes requested by the City of Napa that have slowed our ability to move forward. Due to these unforeseen requests we respectfully request the extension to allow for us to resolve all development issues with the city prior to installing the sewer improvements. This will allow us adequate time to finalize all plans and complete the improvements.

If you have any questions or need additional information, please contact me at 707-392-8737 or daver@centricgc.com

Sincerely,



Dave Riordan

Property Owner

RESOLUTION NO. 2015-03**RESOLUTION OF
THE LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY
MAKING DETERMINATIONS****REDWOOD ROAD NO. 5 ANNEXATION TO
THE NAPA SANITATION DISTRICT**

WHEREAS, the Local Agency Formation Commission of Napa County, hereinafter referred to as the "Commission," is responsible for regulating boundary changes affecting cities and special districts under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, an application by an interested landowner proposing the annexation of territory to the Napa Sanitation District has been filed with the Commission's Executive Officer, hereinafter referred to as "Executive Officer," in a manner provided by law; and

WHEREAS, the proposal seeks Commission approval to annex approximately 1.7 acres of incorporated land within the City of Napa to the Napa Sanitation District and represents one entire parcel located at 2990 Redwood Road and identified by the County of Napa Assessor's Office as 041-091-018; and

WHEREAS, the Executive Officer reviewed said proposal and prepared a written report, including his recommendations thereon; and

WHEREAS, said proposal and the Executive Officer's report have been presented to the Commission in a manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a public meeting held on said proposal on April 6, 2015; and

WHEREAS, the Commission considered all the factors required by law under Sections 56668 and 56668.3 of the California Government Code; and

WHEREAS, the Commission found the proposal consistent with the sphere of influence established for the Napa Sanitation District; and

WHEREAS, the Commission determined to its satisfaction that all owners of land included in said proposal consent to the subject annexation; and

WHEREAS, in accordance with applicable provisions of the California Environmental Quality Act (hereinafter "CEQA"), the Commission serves as lead agency for the annexation and has determined the annexation is a "project" subject to CEQA. The annexation is categorically exempt from further environmental review under California Code of Regulations (CCR), Title 14, Section 15319(b). This code section exempts annexations of individual small parcels of the minimum size for facilities that are exempted by CCR, Title 14, Section 15303, New Construction or New Conversion of Small Structures. Section 15303 (a) exempts the construction of up to three single-family residences in an urbanized area; and

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. The Commission's determinations on the proposal incorporate the information and analysis provided in the Executive Officer's written report.
2. The Commission serves as lead agency for the annexation as it relates to complying with the provisions of CEQA. Staff has determined the annexation is a "project" subject to CEQA and has found the annexation is categorically exempt from further environmental review under CCR, Title 14, Section 15319(b). This code section exempts annexations of areas that are exempt under CCR, Title 14, Section 15303 including the construction of up to three single-family residences in an urbanized area. The Commission's findings are based on its independent judgment and analysis. The records upon which these findings are made are located at the Commission office at 1030 Seminary Street, Suite B, Napa, California 94559.
3. The proposal is APPROVED subject to completion of item number 11 below as well as an amendment to include an adjacent segment of public right-of-way.
4. This proposal is assigned the following distinctive short-term designation:

**REDWOOD ROAD NO. 5 ANNEXATION TO
THE NAPA SANITATION DISTRICT**

5. The affected territory is shown on the attached map and is more precisely described in the attached Exhibit "A".
6. The affected territory so described is uninhabited as defined in California Government Code Section 56046.
7. The Napa Sanitation District utilizes the regular assessment roll of the County of Napa.
8. The affected territory will be taxed for existing general bonded indebtedness of the Napa Sanitation District.
9. The proposal shall be subject to the terms and conditions of the Napa Sanitation District.

10. The Commission authorizes conducting authority proceedings to be waived in accordance with California Government Code Section 56662(a).
11. Recordation is contingent upon receipt by the Executive Officer of the following:
 - (a) Payment of any and all outstanding fees owed to the Commission and/or other agencies involved in the processing of this proposal.
 - (b) A final map and geographic description of the affected territory determined by the County Surveyor to conform to the requirements of the State Board of Equalization.
 - (c) Written confirmation by Napa Sanitation District that its terms and conditions have been satisfied.
12. The effective date shall be the date of recordation of the Certificate of Completion. The Certificate of Completion must be recorded within one calendar year unless an extension is requested and approved by the Commission.

The foregoing resolution was duly and regularly adopted by the Commission at a regular meeting held on the April 6, 2015, by the following vote:

AYES: Commissioners KELLY, INMAN, BENNETT, DILLON AND WAGEKNECHT

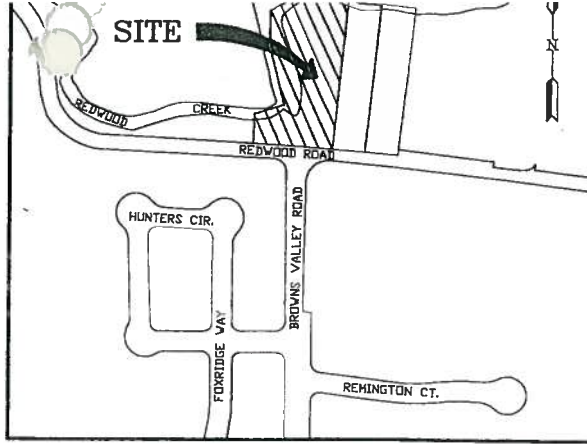
NOES: Commissioners NONE

ABSTAIN: Commissioners NONE

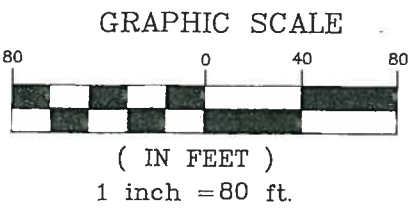
ABSENT: Commissioners PITTS

ATTEST: Kathy Mabry
Commission Secretary

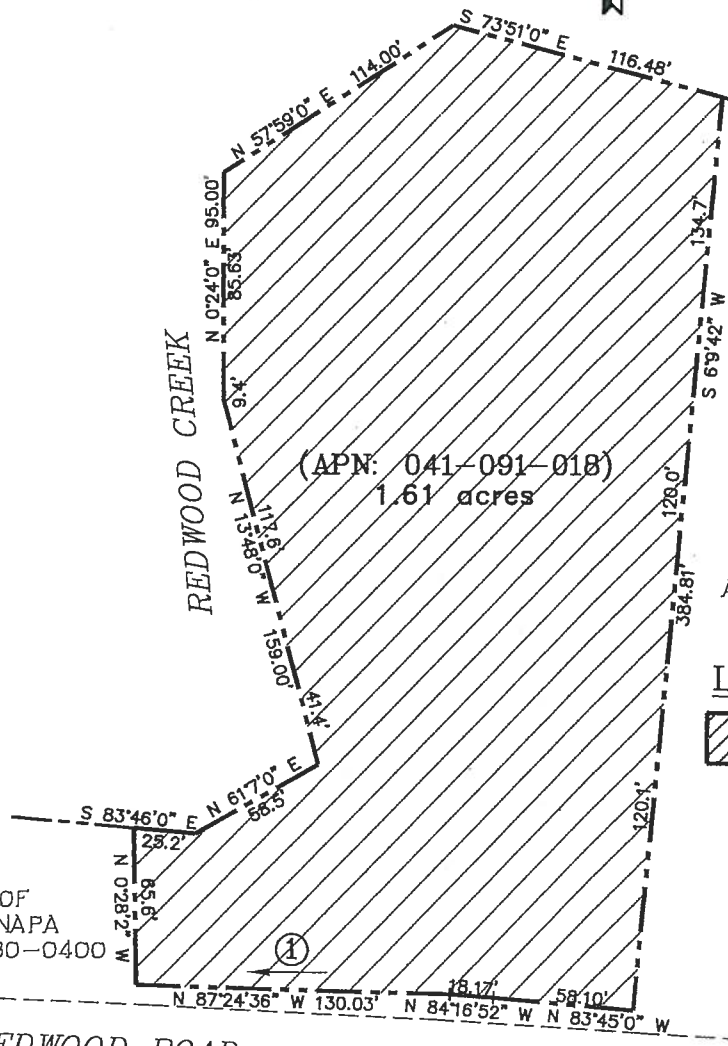
DISCLAIMER:
 FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED BY THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR A SALE OF THE LAND DESCRIBED.



VICINITY MAP
 NO SCALE



LANDS OF
 HENDRY GEORGE ORR
 APN 035-101-002



LANDS OF
 BUNTER JOETTA G
 APN 041-091-0800

LEGEND



- PROPOSED AREA TO BE ANNEXED
- EXISTING NAPA SANITATION DISTRICT
- N.S.D. NAPA SANITATION DISTRICT
- P.O.B. POINT OF BEGINNING
- ① COURSE NUMBER

LANDS OF
 CITY OF NAPA
 APN 041-030-0400

REDWOOD ROAD

BROWNS
 VALLEY ROAD

DRAFT

APPLICANT

DAVE RIORDAN
 1012 STONEBRIDGE DRIVE
 NAPA, CA 94558

EXHIBIT A

RIORDAN PARCEL
 ANNEXATION TO THE NAPA SANITATION DISTRICT
 BEING A PORTION OF NAPA RANCHO
 (2990 Redwood Road, NAPA, CA 94558)



CHAUDHARY & ASSOCIATES, INC.
 ENGINEERS SURVEYORS INSPECTORS

211 GATEWAY ROAD WEST, SUITE 204
 NAPA, CALIFORNIA 94558
 Tel: (707) 255-2729 FAX: (707) 255-5021 WWW.CHAUDHARY.COM
 FEBRUARY 2, 2015

C:\2007\07-03-016Kampton\Phase B\01EX_LAFC007016.dwg 2-02-15 11:16:06 AM