



Local Agency Formation Commission
LAFCO of Napa County

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April 2, 2007
Agenda Item No. 5b

March 27, 2007

TO: Local Agency Formation Commission

FROM: Keene Simonds, Executive Officer
Tracy Geraghty, Analyst

SUBJECT: *Borrette Lane No. 7 District Annexation to the Napa Sanitation District (Action)*

The Commission will consider an application to annex approximately 6.04 acres of incorporated territory to the Napa Sanitation District. The annexation is intended to facilitate the division of the subject territory into four new residential lots and a remainder lot.

Proposed is the annexation of approximately 6.04 acres of incorporated territory to the Napa Sanitation District. The subject territory is comprised of one parcel that includes a single family residence, vineyard, and winery in the City of Napa. The annexation is intended to facilitate the division of approximately half (3.02 acres) of the existing parcel into four new residential lots. The remaining portion of the existing parcel will include the current single-family residence, vineyard (reduced in size), and winery. This project was approved by the City of Napa Planning Commission on November 16, 2006. (The project qualifies for a parcel map and does not require City Council approval.)

The Napa Sanitation District is capable of extending services to the proposed development project without impacting service levels provided to current ratepayers. The Executive Officer recommends approval of this proposal.

General Information

Applicants: Kirk and Karen Reid, Property Owners.

Proposal: Applicants propose the annexation of approximately 6.04 acres to the Napa Sanitation District in order to make sewer services available for a proposed development project. The subject territory includes one parcel in the City of Napa. The underlying project is to divide half of the existing parcel into four new residential lots. This proposal has 100% consent from affected property owners. The District, as the subject agency, has offered its consent to the waiver of protest proceedings for this annexation.

Jack Gingles, Chair
Mayor, City of Calistoga

Cindy Coffey, Commissioner
Councilmember, City of American Canyon

Juliana Inman, Alternate Commissioner
Councilmember, City of Napa

Brad Wagenknecht, Vice-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, Commissioner
Representative of the General Public

Vacant, Alternate Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

Location: The subject territory is comprised of one parcel located at 1020 Borrette Lane in the City of Napa. It is depicted on the attached aerial map prepared by LAFCO. (Assessor Parcel Number: 041-700-004)

Purpose: The purpose of the annexation is to facilitate an underlying project to divide and develop the subject territory into 4 new single-family residential lots and one remainder lot. The remainder lot will include an existing single family residence.

Factors for Consideration

California Government Code §56668 et al provides a list of factors to be considered in the review of a proposal. The Commission's review shall include, but is not limited to, consideration of these factors. Additional information relating to these factors can be found in the attached *Justification of Proposal*.

<p>(a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.</p>	<p>There is currently one single-family residence located in the subject territory with a resident population of two. The annexation of the subject territory to the Napa Sanitation District would facilitate the development of 4 new single-family residential lots located within an urbanized portion of the City of Napa. Based on the California Department of Finance's projection of 2.62 persons per household in Napa, the subject territory at project buildout will have a population of approximately 13 people. This density and projected growth is consistent with adjacent areas.</p> <p>The subject territory currently includes a single family residence, vineyard, a winery and winery-related structures on the southern portion of the property. Topography within the subject area is characterized by very gently sloping lands. An unnamed creek runs along the subject territory's southern boundary.</p> <p>The total assessed value of the subject territory is \$679,361.¹</p>
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¹ The annexation of the subject territory to the Napa Sanitation District will not change property taxes. Existing Tax Rate Areas (TRAs) will be matched to new TRAs. After annexation, the District will be permitted to charge property owners for services using the County's assessment rolls.

<p>(b) Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.</p> <p>"Services," as used in this subdivision, refers to governmental services whether or not the services are services which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.</p>	<p>The annexation of the subject territory would facilitate the extension of public sewer service to serve one existing and four new single family residential units. Currently, the Napa Sanitation District has an average day sewer demand of 6.9 million gallons. At an expected use rate of 210 gallons per day (gpd) per residence, the underlying project will generate a new demand of 1,050 gpd. With a current capacity of 15.4 mgd, the Napa Sanitation District has sufficient capacity and facilities to provide service to the subject territory without impacting the service levels of current ratepayers.</p>
<p>(c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.</p>	<p>Annexation to the Napa Sanitation District would facilitate the development of the subject territory in a manner that is consistent with the surrounding area. A substantial portion of the surrounding area is already served by the District.</p>
<p>(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377. <i>(Note: Section 56377 encourages preservation of agricultural and open-space lands.)</i></p>	<p>The annexation of the subject territory to the Napa Sanitation District is consistent with the planned, orderly, and efficient patterns of urban development within the City of Napa.</p>
<p>(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.</p>	<p>The entire 6.04 acre subject territory is located within an urbanized portion of the City of Napa. The 3.02 acre portion which is the subject of the parcel division is currently in an agricultural use. Each of the four newly created parcels will include agricultural easements ranging in size from 10,780 acres to 13,330 acres. Extension of sewer service to the subject territory would contribute to the loss of approximately two acres of agricultural lands. However, this conversion is planned for in the General Plans of the City of Napa and County of Napa.</p>
<p>(f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.</p>	<p>The subject territory is parcel specific with clear and certain boundaries.</p>

<p>(g) Consistency with city or county general and specific plans.</p>	<p>The annexation of the subject territory to the Napa Sanitation District is consistent with the City of Napa General Plan. The subject property has a General Plan designation of SFR-40 which provides for single-family detached housing at a density range of 0 to 2 units per acre. The proposed density of the underlying project is 0.82 units per acre, which is consistent with its General Plan designation.</p> <p>The subject territory is zoned by the City of Napa as RS-20. This zoning allows for single family detached housing on lots not smaller than 20,000 square feet. The newly created parcels will range in size between 24,355 and 38,271 square feet. The remainder lot will be 3.02 acres.</p>
<p>(h) The sphere of influence of any local agency which may be applicable to the proposal being reviewed.</p>	<p>The subject territory lies within the adopted sphere of influence of the Napa Sanitation District. The proposal is consistent with the sphere of influence.</p>
<p>(i) The comments of any affected local agency.</p>	<p>The County of Napa Assessor's Office prefers that assessor parcels not be split within Tax Rate Area (TRA) lines.</p> <p>No other substantive comments were received from an affected local agency during the review of this proposal.</p>
<p>(j) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.</p>	<p>The Napa Sanitation District, through its resolution of consent, attests to its ability to extend sewer service to the subject territory without impact to existing ratepayers.</p>
<p>(k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.</p>	<p>The subject territory is currently connected to the City of Napa's potable water system. The City's water management plan shows it is capable of delivering water to the subject territory to development levels consistent with the General Plan.</p>
<p>(l) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.</p>	<p>The subject territory is located within the City of Napa. Annexation of the subject territory to the Napa Sanitation District will not impact the City in achieving its regional housing needs allocation.</p>
<p>(m) Any information or comments from the landowner or owners.</p>	<p>No comments were offered.</p>
<p>(n) Any information relating to existing land use designations.</p>	<p>None.</p>

5668.3(a)1 Whether the proposed annexation will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.	The proposed annexation is intended to benefit future inhabitants of the subject territory by providing future access to public sewer service.
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PROPERTY TAX AGREEMENT

In accordance with provisions of Revenue and Taxation Code §99, the County of Napa and the Napa Sanitation District by Resolution of the Board of Supervisors have agreed that no exchange of property taxes will occur as a result of annexation of lands to the Napa Sanitation District.

ENVIRONMENTAL ANALYSIS

As responsible agency, LAFCO has reviewed and considered the information included in the Initial Study and Negative Declaration prepared for the underlying development project approved by the lead agency, the City of Napa. The extension of sewer service to the underlying project was adequately contemplated as part of the Initial Study. In approving the Negative Declaration, the City has required standard mitigation measures to address less-than significant impacts identified in the Initial Study. LAFCO hereby makes and incorporates by reference the environmental findings set forth in the City of Napa Planning Commission Resolution 06-0037-CQ as required by Section 15091 of Title 14 of the California Administrative Code for each less-than significant impact of the project identified in the Initial Study. The Commission's findings are based on its independent judgment and analysis. The records upon which these findings are made are located at the LAFCO office at 1700 Second Street, Suite 268, Napa, California.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report, the Commission should consider taking one of the following actions:

Option A: Adopt the form of the attached resolution approving the proposed *Borrette Lane No. 7 District Annexation to the Napa Sanitation District*.

Option B: If the Commission requires more information, continue this matter to a future meeting.

RECOMMENDATION

Staff recommends Option A: approval of the annexation proposal as submitted.

Respectfully submitted,

Keene Simonds
Executive Officer

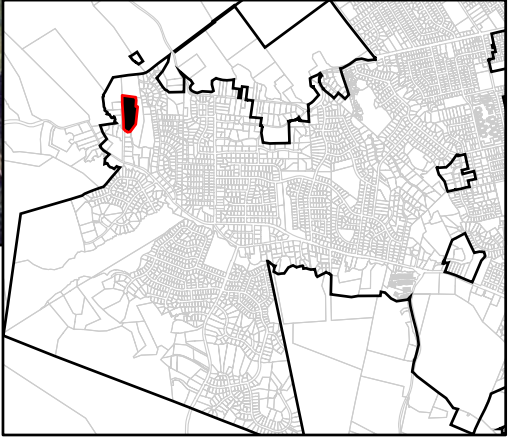
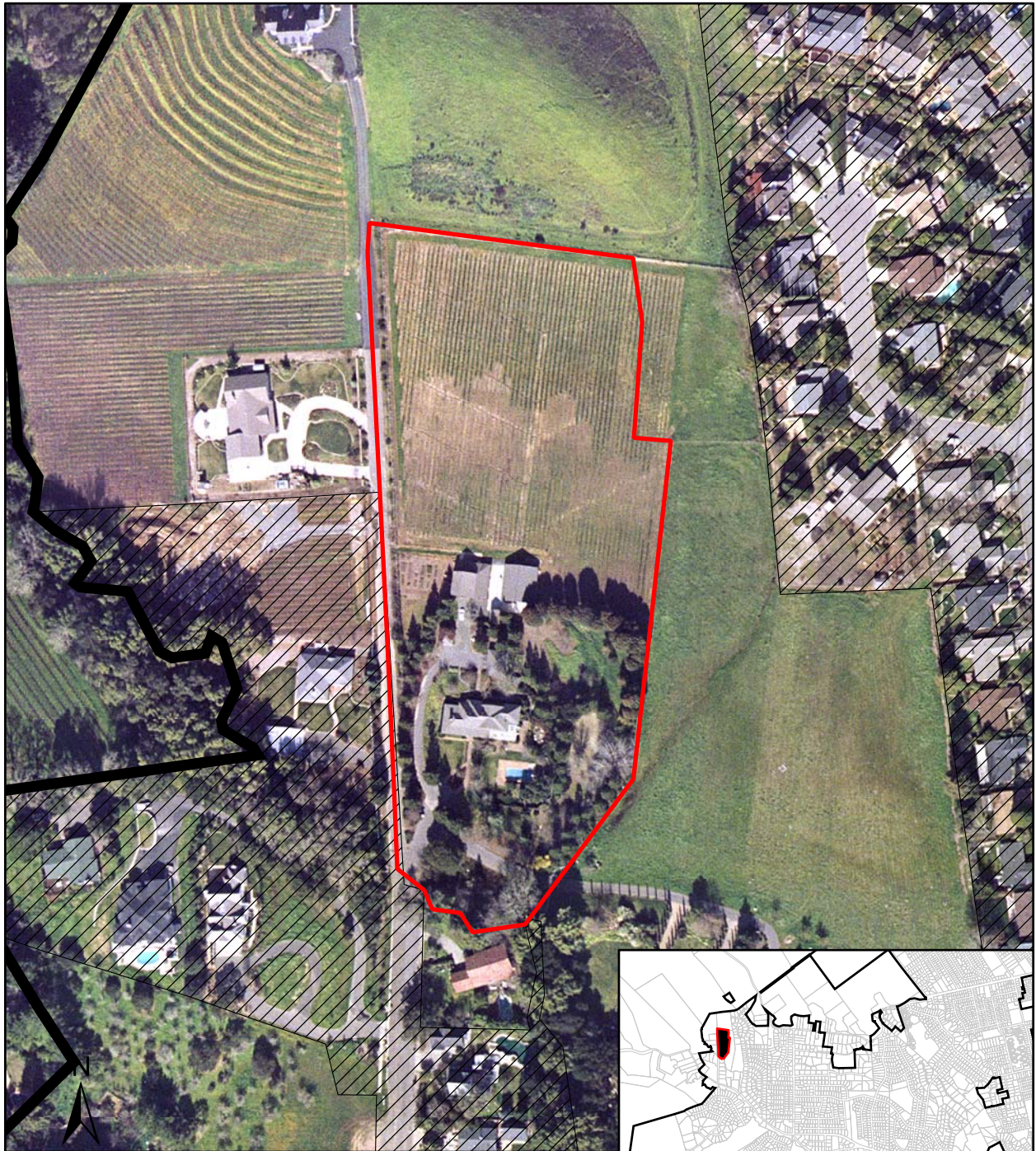
Tracy Geraghty
Analyst

Attachments:


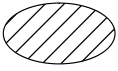

1. LAFCO Aerial Map
2. Draft LAFCO Resolution of Approval
3. Justification of Proposal
4. NSD Resolution No. 07-003
5. City of Napa Planning Commission 06-0037-CQ
6. Initial Study prepared by the City of Napa for Reid Parcel Map

Borrette Lane No. 7 Annexation to the Napa Sanitation District

Aerial Map



Legend

-  Proposed Annexation Area
APN 041-700-004
-  NSD Boundary
-  NSD Sphere of Influence



March 2007
Prepared by TLG
Not to Scale

