



Local Agency Formation Commission
LAFCO of Napa County

1700 Second Street, Suite 268
Napa, California 94559
Telephone: (707) 259-8645
Facsimile: (707) 251-1053
<http://napa.lafco.ca.gov>

February 1, 2010

Agenda Item No. 5c (Consent: Information)

January 26, 2010

TO: Local Agency Formation Commission

FROM: Keene Simonds, Executive Officer
Brendon Freeman, Analyst

SUBJECT: Current and Future Proposals

The Commission will receive a report summarizing current and future proposals. The report is being presented 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 local governmental agencies. This includes approving or disapproving proposals involving the formation, expansion, merger, and dissolution of cities and special districts.

A. Information

There are currently three active proposals on file with LAFCO of Napa County ("Commission"). A summary of these active proposals follows.

Silverado Trail/Zinfandel Lane Annexation to the City of St. Helena

The City of St. Helena proposes the annexation of approximately 100 acres of unincorporated territory located northwest of the intersection of Silverado Trail and Zinfandel Lane. The affected territory consists of one entire parcel and a portion of a second parcel, which are both owned and used by St. Helena to discharge treated wastewater from an adjacent treatment plant through a spray irrigation system. Both subject parcels are located outside the City's sphere of influence. Rather than request concurrent amendment, St. Helena is proposing only the annexation of a portion of the second parcel to ensure the affected territory is non-contiguous to its incorporated boundary and therefore eligible for annexation under G.C. Section 56742. This statute permits a city to annex non-contiguous land it owns and uses for municipal purposes without consistency with its sphere of influence. However, if sold, the statute requires the land be automatically detached. The two subject parcels are identified by the County Assessor as 030-240-017 (portion) and 030-250-018.

Status: Staff has completed its review of the proposal. St. Helena has filed a request with the Commission to delay consideration of the proposal in order to explore a separate agreement with the County to extend the current Williamson Act contract associated with the affected territory.

Juliana Inman, Chair
Councilmember, City of Napa

Lewis Chilton, Commissioner
Councilmember, Town of Yountville

Joan Bennett, Alternate Commissioner
Councilmember, City of American Canyon

Bill Dodd, Vice Chair
County of Napa Supervisor, 4th District

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

Mark Luce, Alternate Commissioner
County of Napa Supervisor, 2nd District

Brian J. Kelly, Commissioner
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

Big Ranch Road No. 4 Annexation to Napa Sanitation District

This application has been submitted by Rosemary Hafeli to annex 1.1 acres of incorporated territory within the City of Napa to Napa Sanitation District. The affected territory comprises one parcel and an associated right-of-way portion of Big Ranch Road. The subject parcel is identified by the County Assessor as 038-170-006 and includes a single-family residence. Due to a failing septic system, the Napa Sanitation District recently requested and the Chair approved as allowed under policy an outside service agreement authorizing the agency to temporarily extend public sewer service to the affected territory while annexation proceedings are completed. The Commission is expected to consider ratifying the Chair's approval of the outside service agreement as part of today's meeting.

Status: The Commission will serve as lead agency for the annexation. Accordingly, staff will prepare an initial study assessing the effects of the annexation for public review and comment. Staff anticipates completing the environmental review in time for the Commission to consider the proposal at its April 5, 2010 regular meeting.

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 accept responsibility for the construction and perpetual operation of the water and sewer systems serving the subdivision.

Status: Staff is currently awaiting a response to an October 2008 request for additional information.

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

St. Regis Resort Project

The City of Napa has initiated a planning process to develop approximately 93 acres of land comprising four parcels located along Stanly Lane in the Stanly Ranch area. The proposed project is intended to accommodate a 245-room luxury resort with a commercial vineyard. Commission approval will be needed to annex the affected territory to Napa Sanitation District for the purpose of extending public sewer service.

Status: The Napa City Council is expected to consider the project within the next several weeks. If approved, staff anticipates the project applicant will file an annexation request involving the Napa Sanitation District soon after.

American Canyon Multi-Area Annexations

The City of American Canyon is expected to submit an application to the Commission seeking the annexation of three non-contiguous areas within its recently amended urban limit line. The largest area comprises 293 acres and lies immediately north of American Canyon and south of the Napa County Airport. The affected lands are commonly referred to as the Headwaters, Panattoni, and Atkins properties. The other two areas are collectively 198 acres in size and include the Eucalyptus Grove and American Canyon High School sites. Annexation proceedings would also involve concurrent annexation to American Canyon Fire Protection District and detachment from County Service Area No. 4.

Status: American Canyon recently adopted a resolution of application requesting Commission approval to annex the three areas at its December 15, 2009 meeting. The application has not been formally submitted as of date. American Canyon and LAFCO staff have discussed the timing of the annexation to correlate with the completion of the Commission's current comprehensive sphere of influence update of the City. A draft report on the sphere of influence is expected to be presented at the Commission's April 5, 2010 meeting.

American Canyon Town Center Project

The City of American Canyon has initiated a planning process to develop over 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. The Commission may also consider modifying the proposal to include the concurrent detachment of the affected territory from CSA No. 4.

Status: American Canyon and the underlying developer have discussed expanding the scope of the Town Center project consistent with the City's recently revised urban limit line. Staff anticipates American Canyon will wait for the completion of the comprehensive sphere of influence update before taking any action with regard to proposing annexation of the Town Center site.

B. Commission Review

The Commission is invited to review and discuss any of the current or future proposals identified in this report.

Attachments: none