



Local Agency Formation Commission of Napa County

Subdivision of the State of California

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

October 5, 2015 Regular Meeting

Juliana Inman, Chair

Diane Dillon, Vice-Chair

Brian J. Kelly, Commissioner

Greg Pitts, Commissioner

Brad Wagenknecht, Commissioner

Joan Bennett, Alternate Commissioner

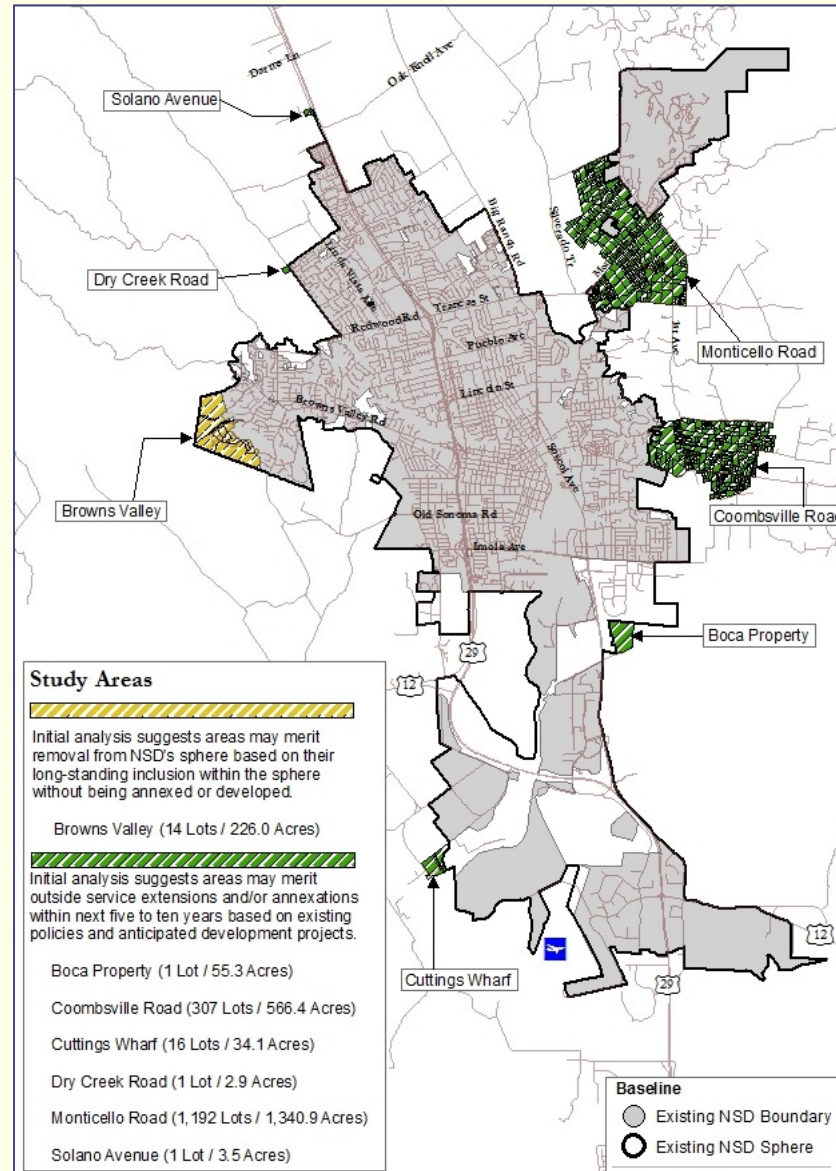
Keith Caldwell, Alternate Commissioner

Gregory Rodeno, Alternate Commissioner

Agenda Item No. 6a (Public Hearing): Final SOI Update for Napa Sanitation District

7 Study Areas:

- *Boca Property*
- *Browns Valley*
- *Coombsville Road*
- *Cuttings Wharf*
- *Dry Creek Road*
- *Monticello Road*
- *Solano Avenue*



**Agenda Item No. 6a (Public Hearing):
Final SOI Update for Napa Sanitation District**

August 3rd Tentative Final Report:

Staff recommended adding Cuttings Wharf and Dry Creek Road Study Areas to SOI

October 5th Revised Final Report:

Staff amends recommendation to include no SOI changes in response to several comments from Commission and public noting the Study Areas' agricultural General Plan designations and the Commission's adopted policies (General Policy III(D)(3))

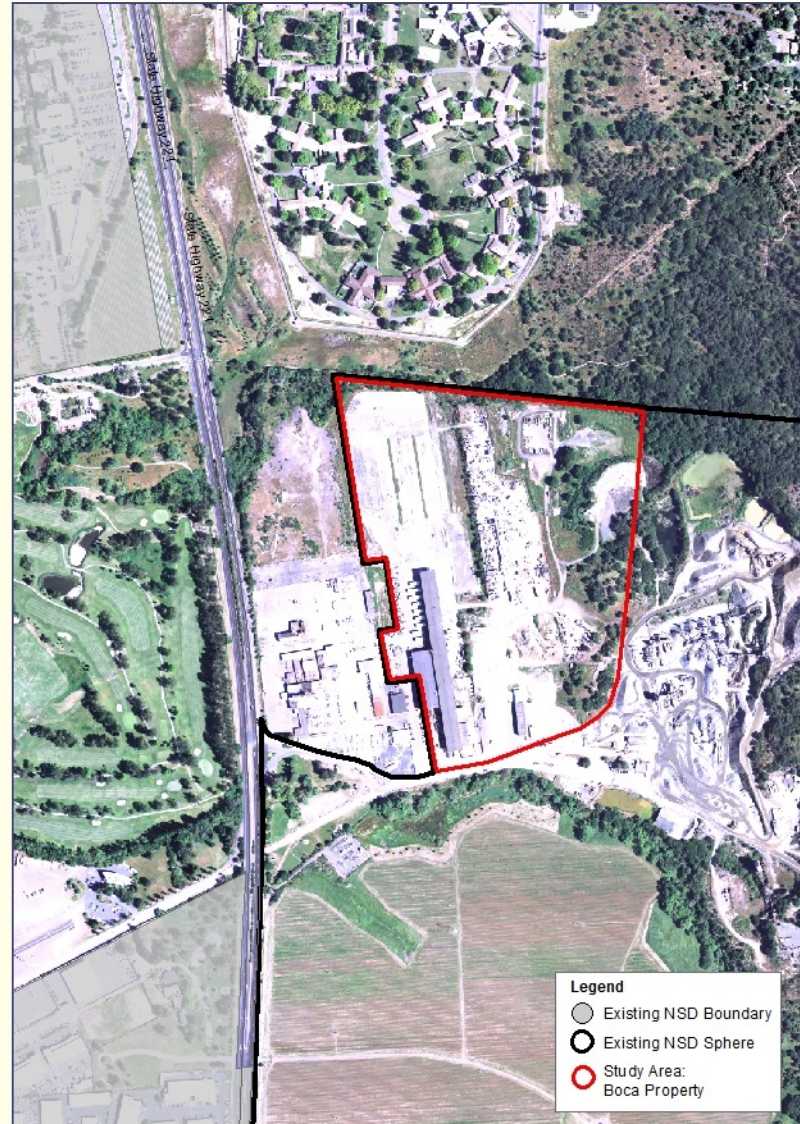
**Agenda Item No. 6a (Public Hearing):
Final SOI Update for Napa Sanitation District**

Boca Property

1 lot / 55.3 acres

Recommendation: no change

- Formerly part of the County Jail Study Area
 - Actual County Jail project site was added to NSD's SOI on June 29th as part of a separate request



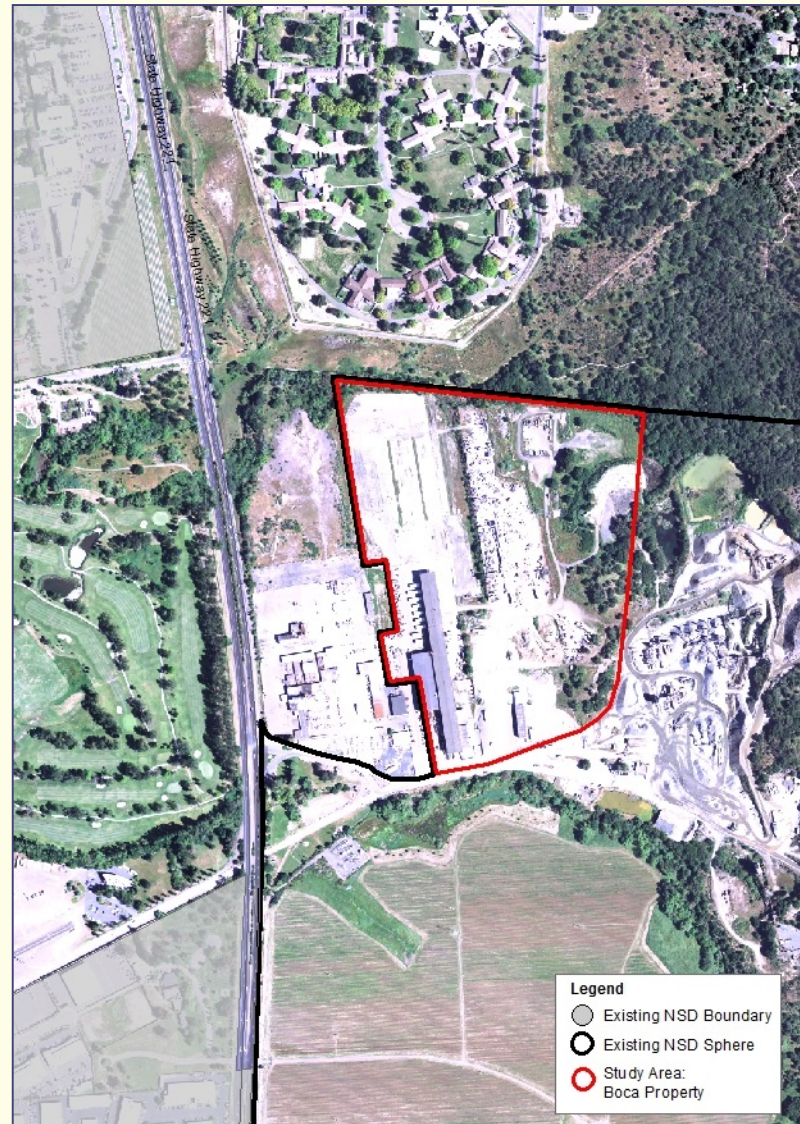
Agenda Item No. 6a (Public Hearing): Final SOI Update for Napa Sanitation District

Boca Property

1 lot / 55.3 acres

Recommendation: no change

- Current land use – industrial
- County General Plan: Study Area
- Not subject to existing development plans



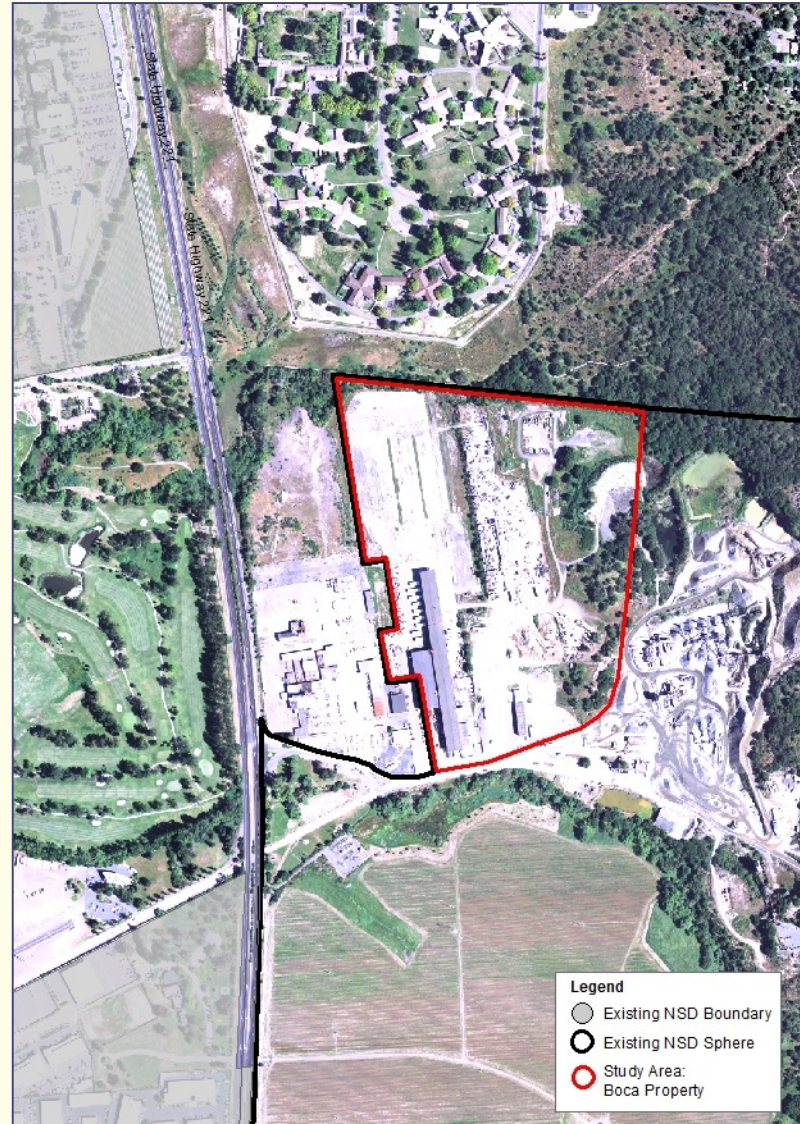
Agenda Item No. 6a (Public Hearing): Final SOI Update for Napa Sanitation District

Boca Property

1 lot / 55.3 acres

Recommendation: no change

- Adding to NSD's sphere would require at minimum an initial study and negative declaration
- If existing onsite septic system fails, Boca Property will be eligible for an outside service agreement without needing SOI amendment



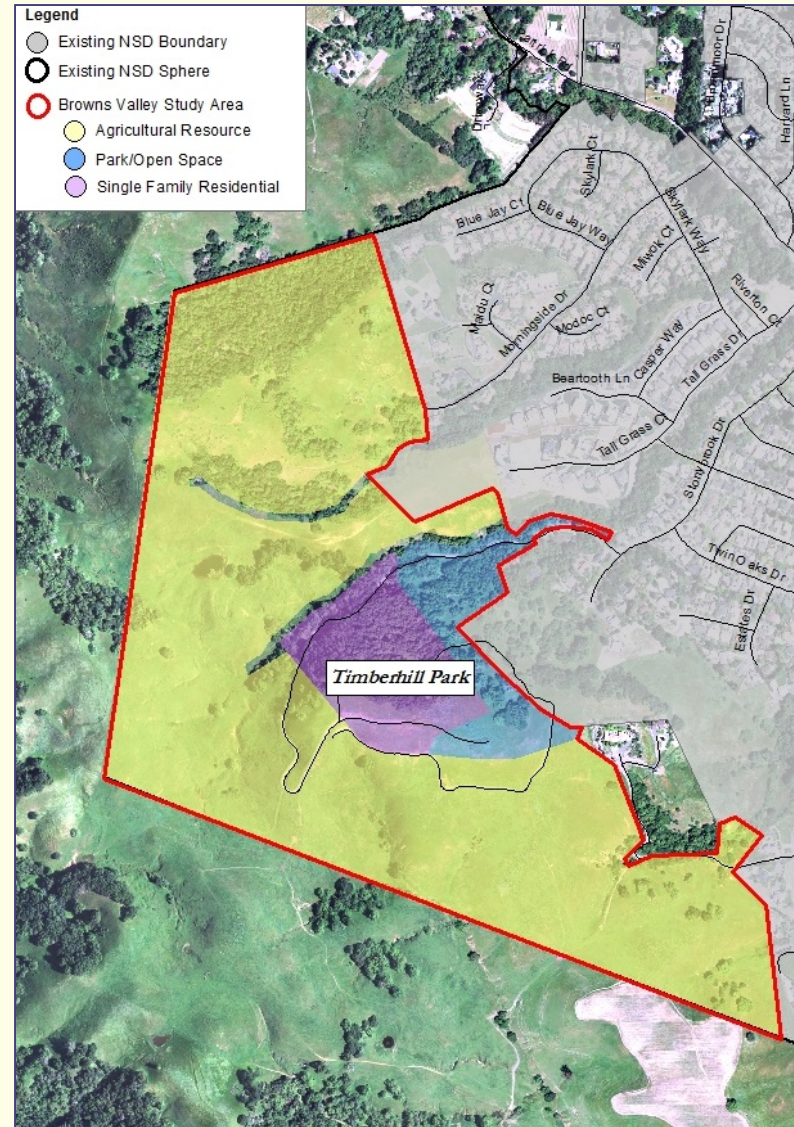
Agenda Item No. 6a (Public Hearing): Final SOI Update for Napa Sanitation District

Browns Valley

14 lots / 226.0 acres

Recommendation: no change

- Current land use:
 - Incorporated within City of Napa
 - Mostly undeveloped
 - Partially used for park and open space (Timberhill Park)



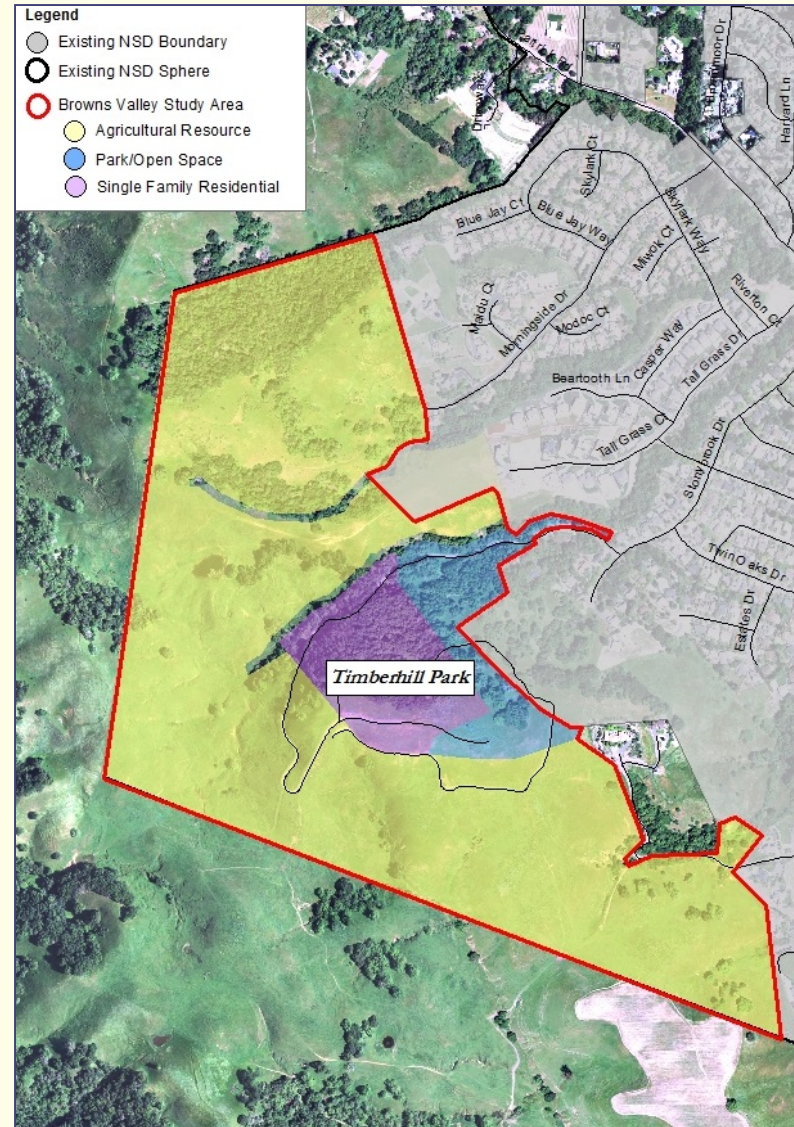
Agenda Item No. 6a (Public Hearing): Final SOI Update for Napa Sanitation District

Browns Valley

14 lots / 226.0 acres

Recommendation: no change

- City Zoning:
 - 88% Agricultural Resource
 - 7% Single-Family Residential
 - 5% Park/Open Space



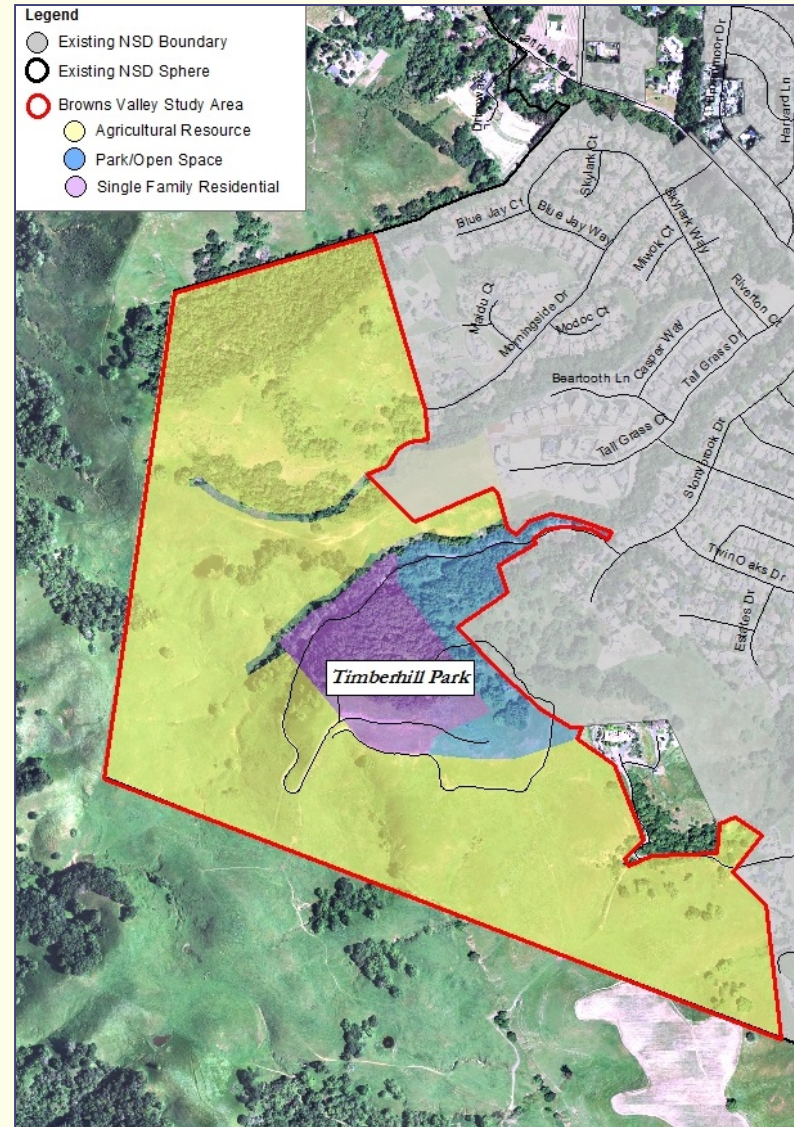
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Browns Valley

14 lots / 226.0 acres

Recommendation: no change

- Area has been in NSD's SOI since 1975 without being annexed or requesting service
- Pending residential development projects under City of Napa's land use authority



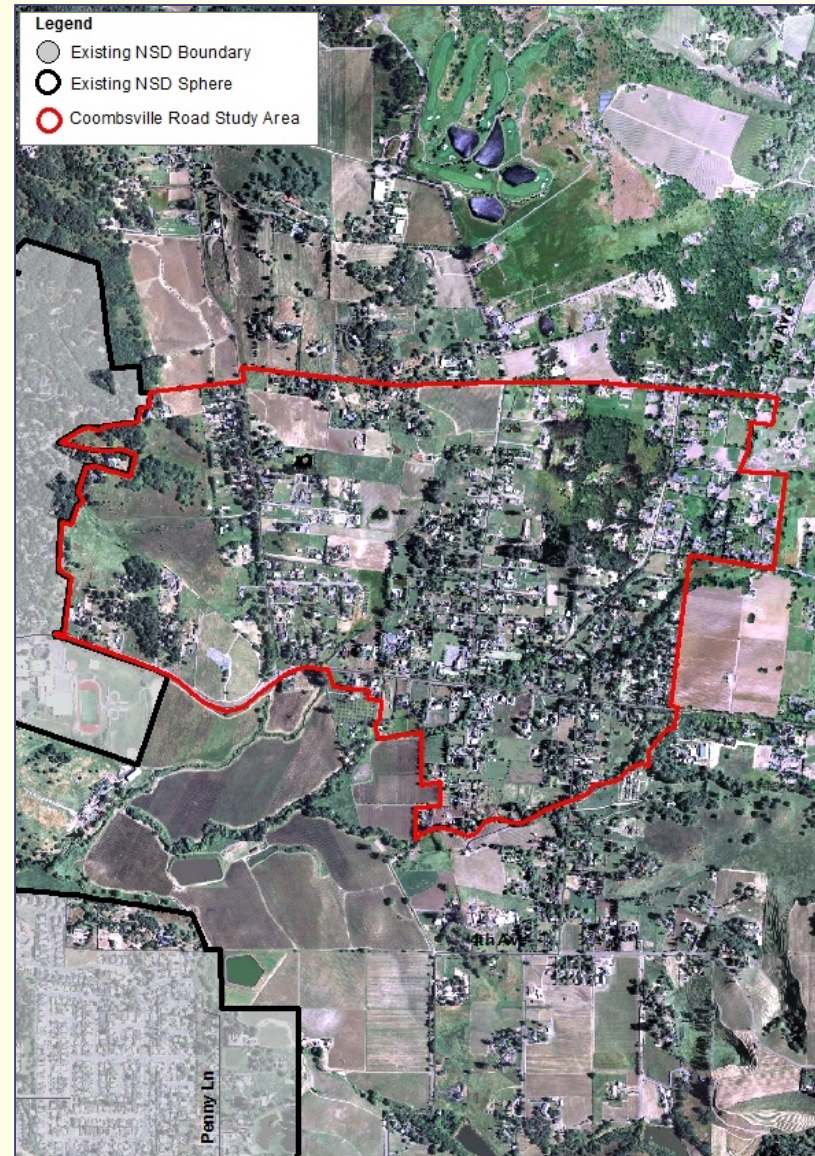
Agenda Item No. 6a (Public Hearing): Final SOI Update for Napa Sanitation District

Coombsville Road

307 lots / 566.4 acres

Recommendation: no change

- Current land use – low density residential and agriculture
- County General Plan:
 - 97% Rural Residential
 - 3% Ag, Watershed, and Open Space



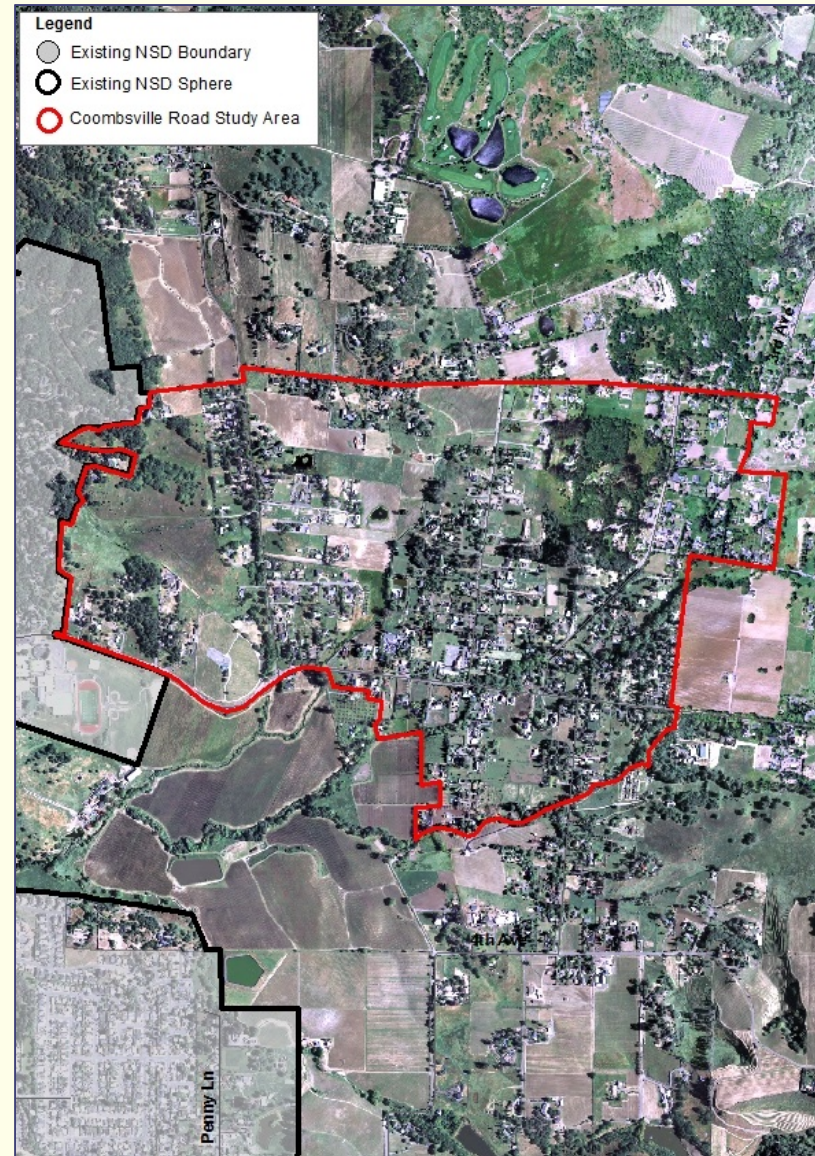
**Agenda Item No. 6a (Public Hearing):
Final SOI Update for Napa Sanitation District**

Coombsville Road

307 lots / 566.4 acres

Recommendation: no change

- No specific service requests
- No existing development plans
- Adding to NSD's sphere would require at minimum an initial study and negative declaration



**Agenda Item No. 6a (Public Hearing):
Final SOI Update for Napa Sanitation District**

Cuttings Wharf

16 lots / 34.1 acres

Recommendation: no change

- Current land use – residential
- County General Plan: Agricultural Resource
- Inadequate private wastewater disposal system poses a health and safety threat to existing residents



**Agenda Item No. 6a (Public Hearing):
Final SOI Update for Napa Sanitation District**

Cuttings Wharf

16 lots / 34.1 acres

Recommendation: no change

- Adding to SOI would be inconsistent with Commission General Policy III(D)(3) regarding lands designated by County for agriculture or open space
- Public health and safety threat: eligible for outside service agreement without needing SOI amendment



Agenda Item No. 6a (Public Hearing): Final SOI Update for Napa Sanitation District

Dry Creek Road

1 lot / 2.9 acres

Recommendation: no change

- Current land use:
undeveloped
- County General Plan:
Agriculture, Watershed,
and Open Space
- County Zoning:
Agricultural Watershed



**Agenda Item No. 6a (Public Hearing):
Final SOI Update for Napa Sanitation District**

Dry Creek Road

1 lot / 2.9 acres

Recommendation: no change

- Landowner states one single-family residence will be built on the property whether or not it will be served by a private onsite septic system or public sewer service from NSD



**Agenda Item No. 6a (Public Hearing):
Final SOI Update for Napa Sanitation District**

Dry Creek Road

1 lot / 2.9 acres

Recommendation: no change

- Adding to SOI would be inconsistent with Commission General Policy III(D)(3) regarding lands designated by County for agriculture or open space



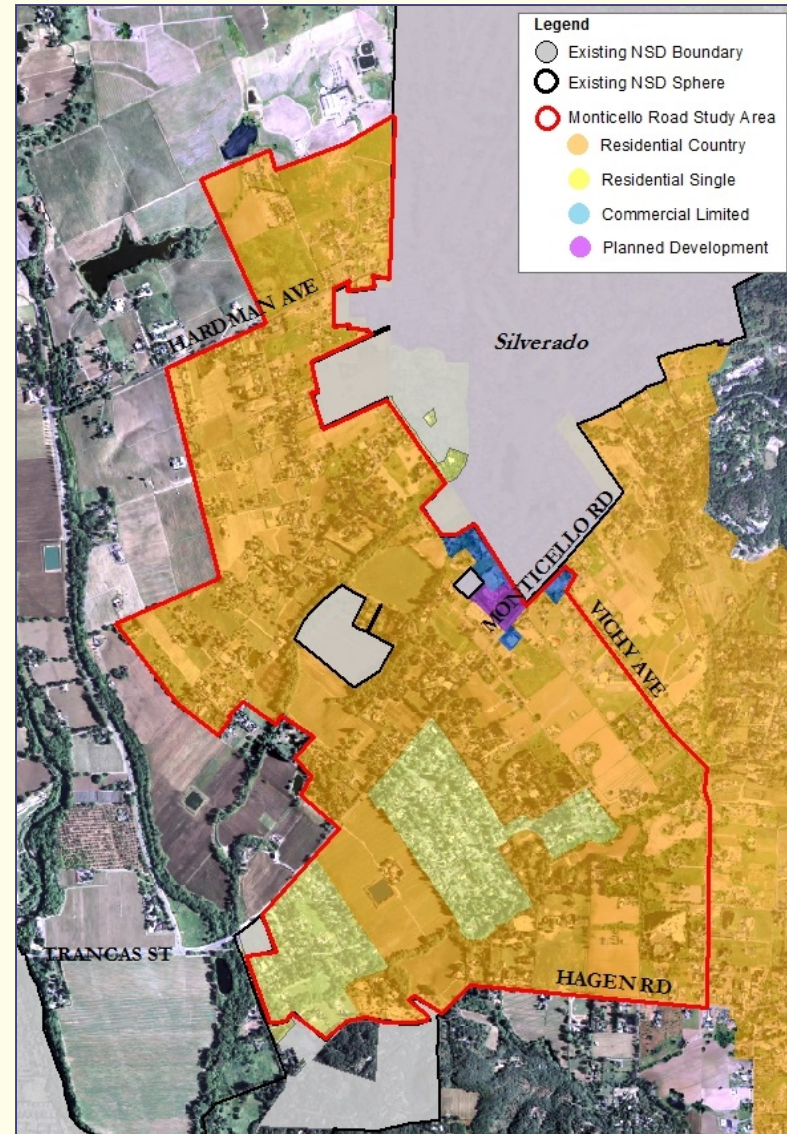
**Agenda Item No. 6a (Public Hearing):
Final SOI Update for Napa Sanitation District**

Monticello Road

1,192 lots / 1,340.9 acres

Recommendation: no change

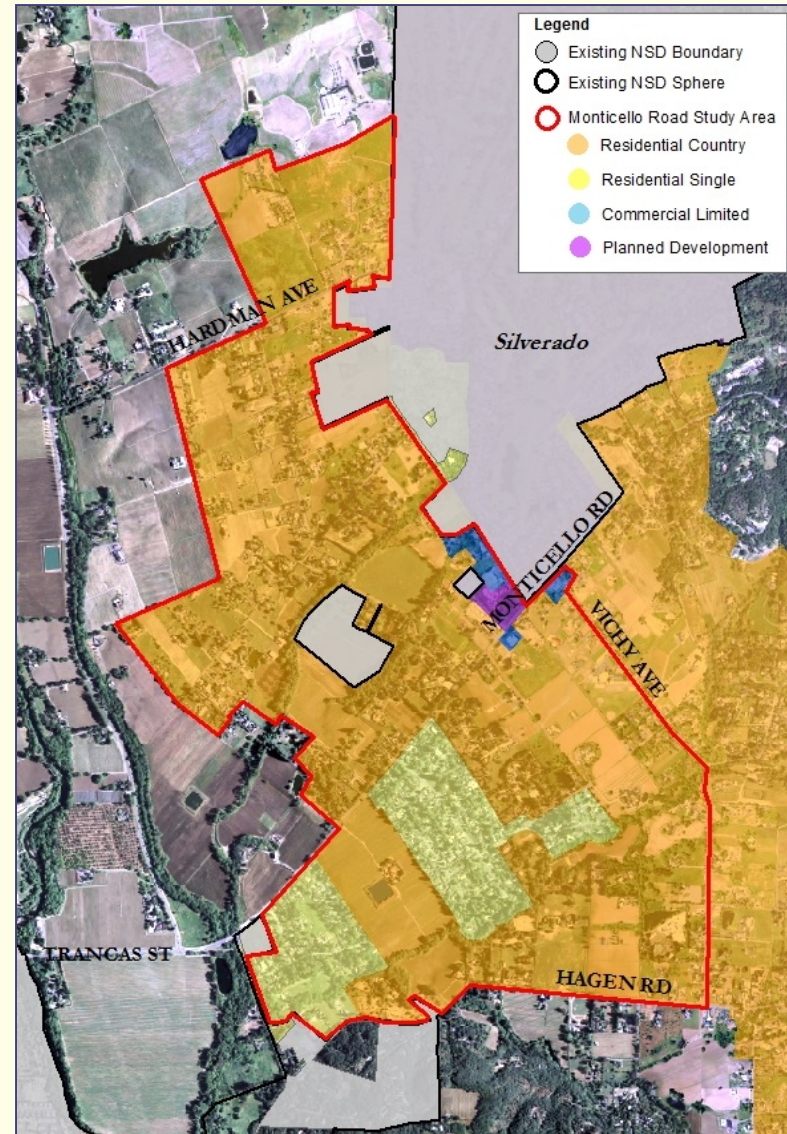
- Current land use – low density residential, light commercial, and agriculture
- County General Plan:
 - 80% Rural Residential
 - 20% Agricultural Resource



**Agenda Item No. 6a (Public Hearing):
Final SOI Update for Napa Sanitation District**

Monticello Road
1,192 lots / 1,340.9 acres
Recommendation: no change

- County Zoning:
 - 85% Residential Country
 - 13% Residential Single
 - 1% Commercial Limited
 - 1% Planned Development



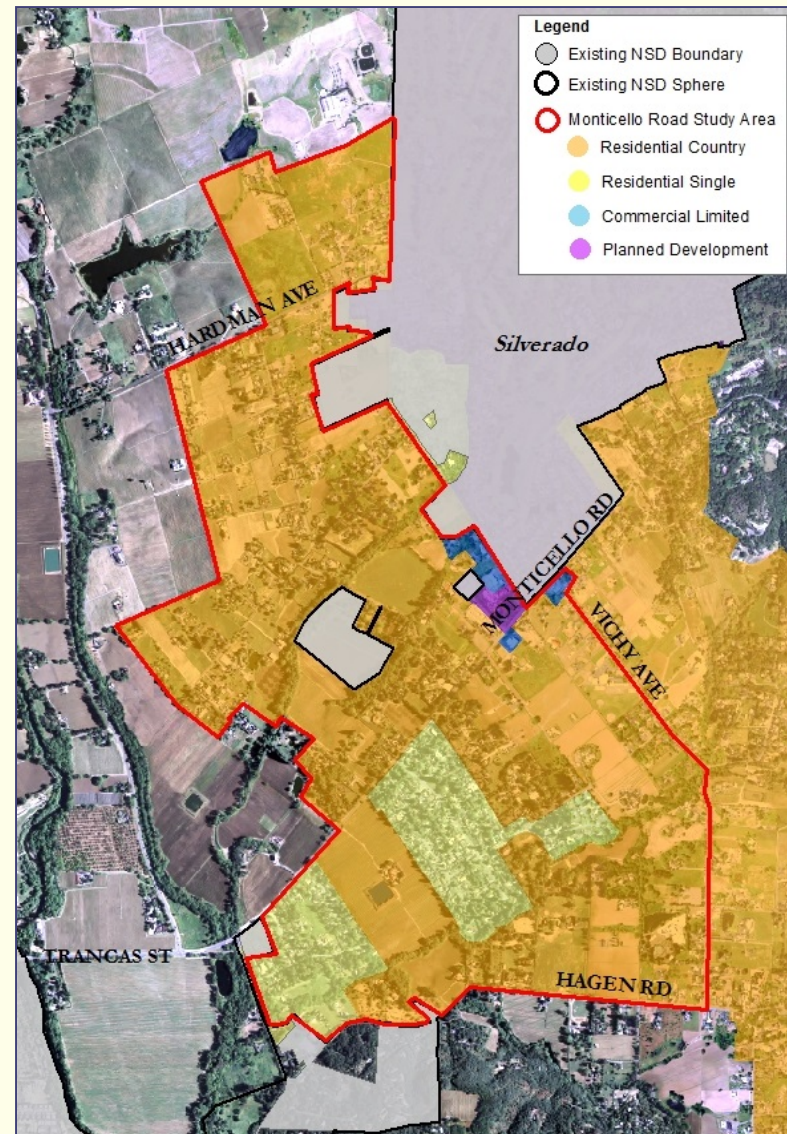
**Agenda Item No. 6a (Public Hearing):
Final SOI Update for Napa Sanitation District**

Monticello Road

1,192 lots / 1,340.9 acres

Recommendation: no change

- Minimal specific service requests
- No existing development plans
- NSD's existing infrastructure currently undersized and over capacity
- Adding to NSD's sphere would require at minimum an initial study and negative declaration



**Agenda Item No. 6a (Public Hearing):
Final SOI Update for Napa Sanitation District**

Solano Avenue

1 lot / 3.5 acres

Recommendation: no change

- Current land use – abandoned previous commercial (restaurant)
- County General Plan: Agricultural Resource



Agenda Item No. 6a (Public Hearing): Final SOI Update for Napa Sanitation District

Solano Avenue

1 lot / 3.5 acres

Recommendation: no change

- Conceptual development plan to construct a 50-room hotel and 100-seat restaurant:
 - Pending development application with County
 - Will-serve letter from NSD valid through 12/5/16
 - CEQA analysis needed



**Agenda Item No. 6a (Public Hearing):
Final SOI Update for Napa Sanitation District**

Solano Avenue

1 lot / 3.5 acres

Recommendation: no change

- Adding to SOI would be inconsistent with Commission General Policy III(D)(3) regarding lands designated by County for agriculture or open space



**Agenda Item No. 6a (Public Hearing):
Final SOI Update for Napa Sanitation District**

Alternative Actions for Commission Consideration
(must first open Public Hearing and invite public testimony):

- 1) Close the Public Hearing and adopt the draft resolution (Attachment Two) affirming NSD's existing SOI with no changes
- 2) Continue the Public Hearing to the next regular meeting (December 7)

Recommendation: Take the actions consistent with Alternative One as described above

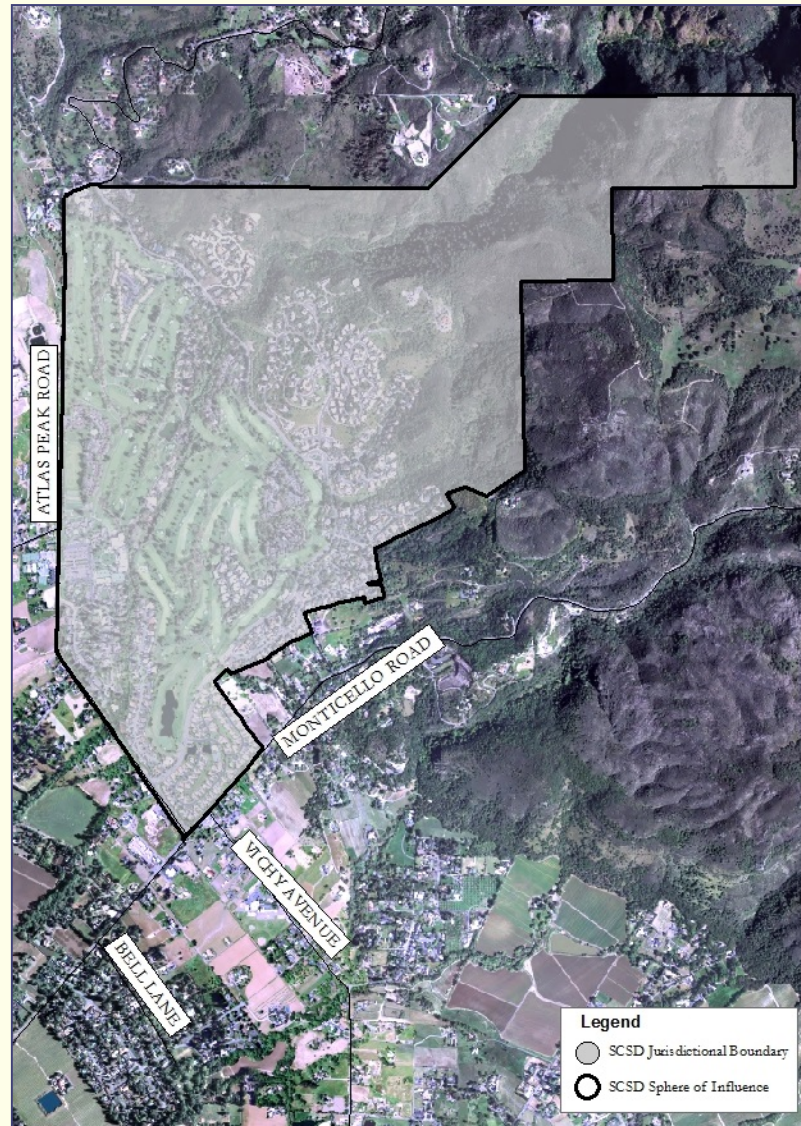
**Agenda Item No. 6b (Public Hearing):
Final SOI Update for Silverado Community Services District**

SCSD SOI

Recommendation:
no change

Coterminous with
jurisdictional boundary
(1,158 parcels totaling
1,159 acres)

Current land use:
commercial (Silverado
Resort) and residential



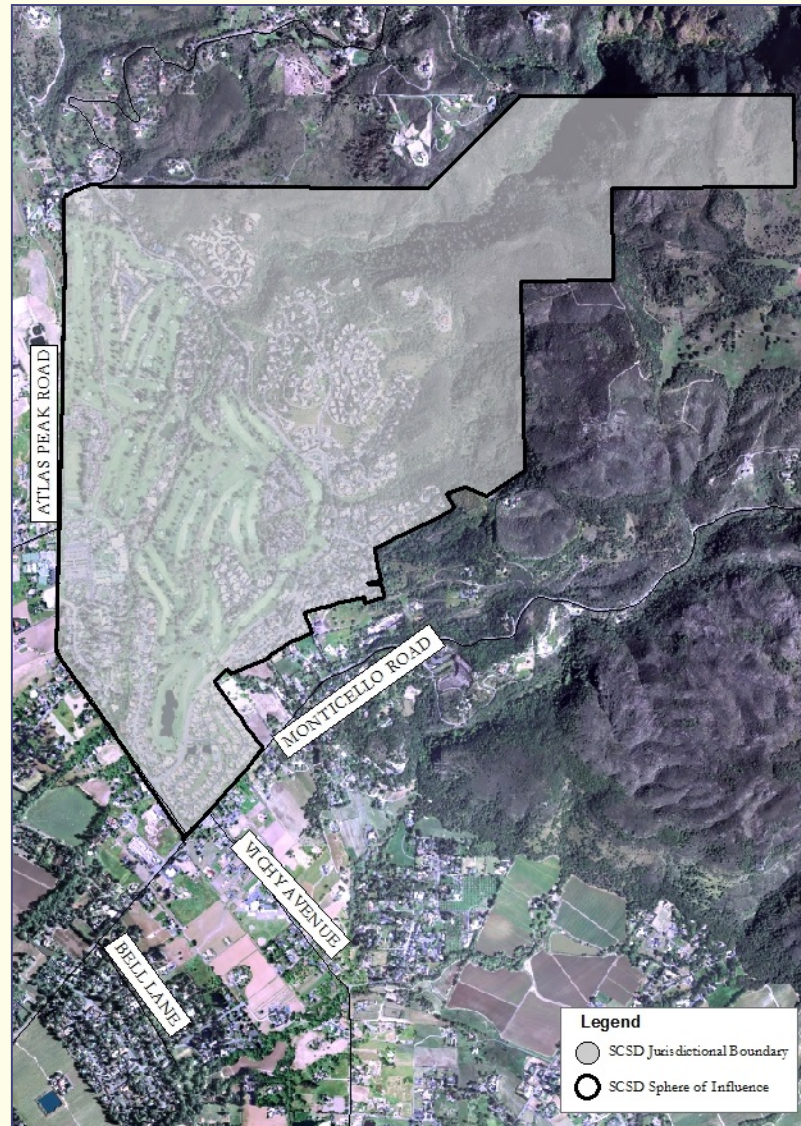
**Agenda Item No. 6b (Public Hearing):
Final SOI Update for Silverado Community Services District**

SCSD SOI

Recommendation:
no change

Municipal Services Provided
(Central County Region MSR):

- Street Lighting
- Street Sweeping
- Street Landscaping
- Sidewalk Improvement and Maintenance



Agenda Item No. 6b (Public Hearing):
Final SOI Update for Silverado Community Services District

Alternative Actions for Commission Consideration
(must first open Public Hearing and invite public testimony):

- 1) Close the Public Hearing and adopt the draft resolution (Attachment Two) affirming SCSD's existing SOI with no changes
- 2) Continue the Public Hearing to the next regular meeting (December 7)

Recommendation: Take the actions consistent with Alternative One as described above

**Agenda Item No. 7a (Action):
Proposed Policy Amendments**

Follows up on an item from August 3rd that was continued due to needed specification regarding the implementation of the Work Program as well as the scheduling and preparation of MSR's

The proposed amendment to the Policy on MSR's would incorporate the annual adoption of a Work Program as well as provide clarification regarding the scheduling and preparation of future MSR's

Agenda Item No. 7a (Action):
Proposed Policy Amendments

The proposed amendment to the Budget Policy would formally incorporate the Work Program into the Commission's annual budget process

Recommendation: Approve the two proposed policy amendments with any changes as desired

Agenda Item No. 7b (Action):

Authorization to Select MSR/SOI Consultant(s) and Sign Contract(s)

On August 3rd, the Commission authorized the release of an RFP to solicit private consultants to assist with the preparation of MSRs and SOI updates

Commission also established an RFP Subcommittee consisting of Commissioner Dillon, Commissioner Pitts, and the EO to ensure a fair and thorough review process

Agenda Item No. 7b (Action):

Authorization to Select MSR/SOI Consultant(s) and Sign Contract(s)

Three consultants submitted proposals, which will be reviewed by the RFP Subcommittee on October 13th:

- Policy Consulting Associates (Palm Springs)
- Jan Lopez (Redding)
- SWALE, Inc. (Grass Valley)

Agenda Item No. 7b (Action):

Authorization to Select MSR/SOI Consultant(s) and Sign Contract(s)

Updated Work Program (Attachment One):

- Minor changes to reflect more appropriate timelines following unanticipated delays with the NSD SOI update as well as a slight delay in releasing the MSR/SOI RFP

Recommendation: Approve a motion to (1) authorize the RFP Subcommittee to select private consultants and (2) authorize the EO to sign the final contracts



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