



Local Agency Formation Commission
LAFCO of Napa County

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May 7, 2007
Agenda Item No. 5a

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TO: Local Agency Formation Commission

FROM: Keene Simonds, Executive Officer
Tracy Geraghty, Analyst

SUBJECT: *McCormick Lane No.3 District Annexation to Napa Sanitation District
(Consent – Action)*

The Commission will consider an application to annex approximately 0.72 acres of incorporated territory to the Napa Sanitation District. The purpose of the annexation is to provide sewer service to an existing single family residence as well as a planned new single family residence.

Proposed is the annexation of approximately 0.72 acres of incorporated territory to the Napa Sanitation District. The subject territory is comprised of two assessor parcels in the City of Napa. The annexation is part of a development project approved by the City of Napa and is intended to provide sewer service to an existing single family residence as well as a planned new single family residence. The District is capable of extending services to the subject territory without impact on the service levels provided to current ratepayers. The Executive Officer recommends approval of this proposal.

BACKGROUND

Applicant: Andrew Clyde and Kevin Horowitz, Property Owners.

Proposal: The applicants propose annexation of approximately 0.72 acres of incorporated territory to the Napa Sanitation District. The annexation is part of a development project approved by the City of Napa. The proposal has 100% consent from property owners and affected agencies.

Location: The subject territory is comprised of two parcels at the southern terminus of McCormick Lane in the City of Napa. The County Assessor identifies these parcels as 050-292-024 and 050-292-025. The subject territory is represented on the attached vicinity map prepared by LAFCO staff.

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Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

FACTORS FOR CONSIDERATION: ANNEXATION TO NAPA SANITATION DISTRICT

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 uninhabited single-family residence located in the subject territory. Annexation of the subject territory to the Napa Sanitation District would facilitate the remodeling of the existing residence and the development a second residence. 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 between 5-6 persons. This density and projected growth is consistent with adjacent areas.</p> <p>Browns Valley Creek runs just south of the subject territory. Topography within the subject area is characterized by relatively flat lands.</p> <p>The total assessed value of the subject territory is \$915,000.¹</p>
<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 an existing single family residence as well as a second planned single family residence. 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 420 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>

¹ The annexation of the subject territory to the Napa Sanitation District t 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>(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. The properties adjacent to the west and east of the subject territory are already served by the Napa Sanitation 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. (Note: Section 56377 encourages preservation of agricultural and open-space lands.)</p>	<p>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 subject territory is located within an urbanized portion of the City of Napa. Extension of sewer service to the subject territory would not result in an impact to agricultural lands.</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 was recently the subject of a ministerial lot-line adjustment to reconcile the existence of three legal underlying lots for the purpose of establishing two distinct assessor parcels.</p>
<p>(g) Consistency with city or county general and specific plans.</p>	<p>The proposal is consistent with the City of Napa General Plan. The City zoning standard for the subject territory is <i>Single-Family RS-7</i> under its General Plan land use designation of <i>Single-Family Residential</i>. This land use designation allows for a maximum density of six units per acre.</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 or other public agency.</p>	<p>The County of Napa Assessor's Office commented it prefers that assessor parcels not be split within Tax Rate Area (TRA) lines. No other substantive comments were received from any 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>

(k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.	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.
(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.	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 or the County in terms of achieving their regional housing needs allocation.
(m) Any information or comments from the landowner or owners.	No comments were offered.
(n) Any information relating to existing land use designations.	As noted, the City of Napa General Plan zoning standard for the subject territory is <i>Single-Family RS-7</i> under its <i>Single-Family</i> land use designation.
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 access to public sewer service.

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

In 2006, the City of Napa Community Development Department approved a lot-line adjustment and design review permit involving the subject territory. These projects, which qualify as ministerial activities under the City Municipal Code, involved 1) dividing an existing assessor parcel into two assessor parcels and 2) renovating an existing single-family residence and developing a new single-family residence. In approving these ministerial projects, City staff determined that these activities were categorically exempt from the California Environmental Quality Act under Class 5 (minor lot line adjustments) and Class 3 (up to three new single family residences). As a condition of approval, the City is requiring that the property owner annex the subject territory to the Napa Sanitation District. LAFCO has considered these determinations and believes they adequately address the impacts associated with the underlying project and the annexation of the subject territory to the Napa Sanitation District.

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 *McCormick Lane No. 3 District Annexation to the Napa Sanitation District*.

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

RECOMMENDATION

The Executive Officer recommends Option A: approval of the annexation proposal as submitted by the applicants.

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. 07-007