



Local Agency Formation Commission of Napa County
Subdivision of the State of California

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

Agenda Item 8a (Action)

TO: Local Agency Formation Commission
PREPARED BY: Dawn Mittleman Longoria, Assistant Executive Officer DML
Stephanie Pratt, Clerk/Jr. Analyst SP
MEETING DATE: June 3, 2024
SUBJECT: Proposed Redwood Road/Ruston Lane Annexation to the Napa Sanitation District and Associated CEQA Findings

RECOMMENDATION

Adopt the Resolution of the Local Agency Formation Commission of Napa County Making Determinations – Redwood Road - Ruston Lane Annexation to the Napa Sanitation District (NSD) making California Environmental Quality Act (CEQA) findings and approving the proposed annexation (Attachment 1). Standard conditions are also recommended.

BACKGROUND AND SUMMARY

Applicant: Landowner (petition)
Proposed Action: Annexation to NSD
Assessor Parcel Number: 007-261-003
Location: 2550 Redwood Road
Area Size: 1.59 acres
Jurisdiction: City of Napa ("City")
Sphere of Influence Consistency: Yes
Policy Consistency: Yes
Tax Sharing Agreement: Yes – master tax exchange agreement
Landowner Consent: 100%
Protest Proceedings: Waived
CEQA: Exempt
Current Land Uses: Vacant - Three dwelling units demolished March 7, 2024

Purpose: Permanent connection to sewer service for approved subdivision
Development Plans: Yes – six residential units
Application: Attachment 2
Map of Affected Territory: Following page

Margie Mohler, Commissioner
Councilmember, Town of Yountville

Anne Cottrell, Chair
County of Napa Supervisor, 3rd District

Kenneth Leary, Vice Chair
Representative of the General Public

Beth Painter, Commissioner
Councilmember, City of Napa

Belia Ramos, Commissioner
County of Napa Supervisor, 5th District

Eve Kahn, Alternate Commissioner
Representative of the General Public

Mariam Aboudamous, Alternate Commissioner
Councilmember, City of American Canyon

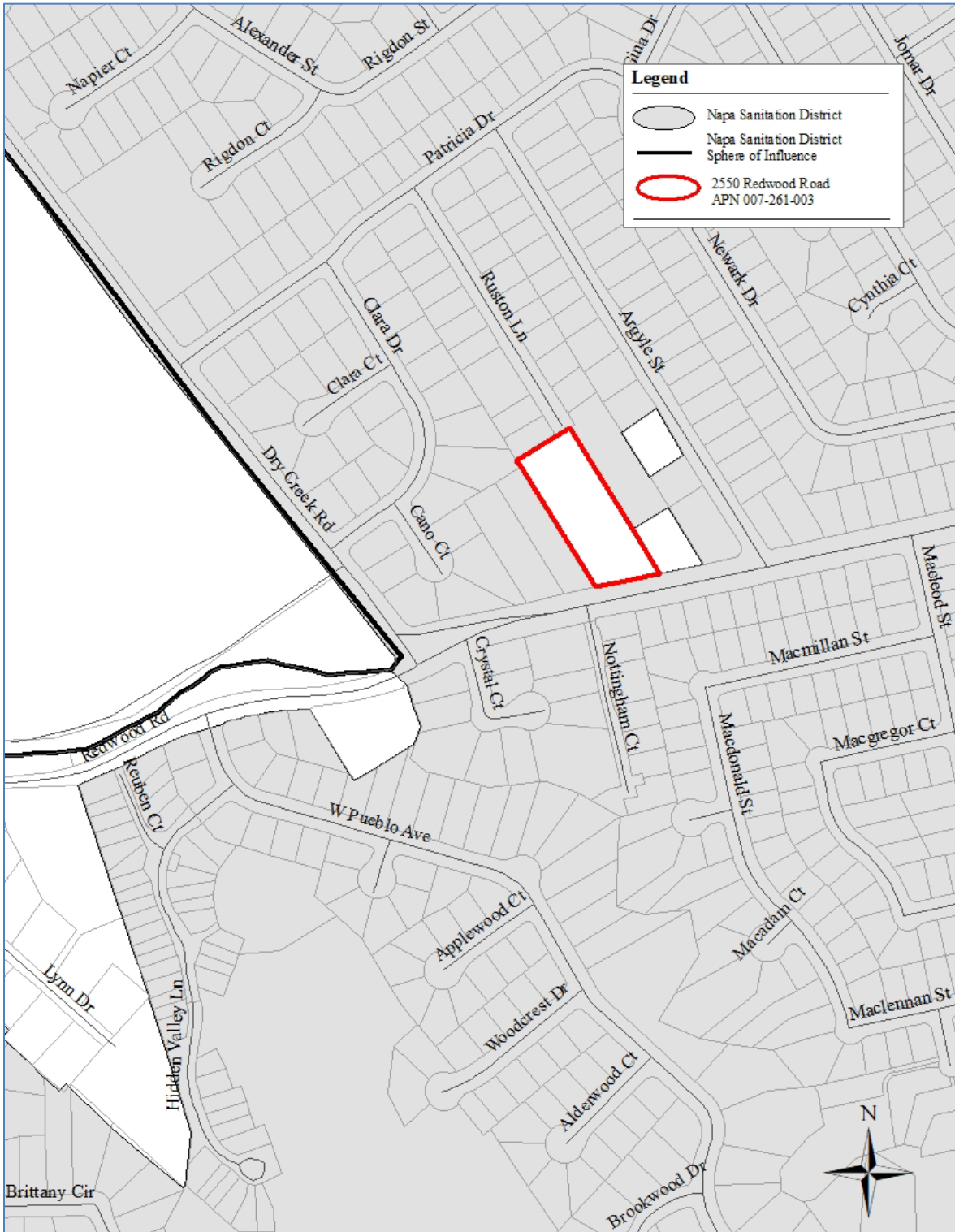
Joelle Gallagher, Alternate Commissioner
County of Napa Supervisor, 1st District

Brendon Freeman
Executive Officer

Proposed Redwood Road/Ruston Lane Annexation to the Napa Sanitation District

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DISCUSSION

Factors for Commission Determinations

Mandated Factors: Attachment 3

Property Tax Agreement

Master Property Tax Agreement: No change in allocation for annexations to NSD

Protest Proceedings

Waived: Legally uninhabited with 100% consent of property owners¹

ENVIRONMENTAL REVIEW

Exemptions:

1. Installation of new pipeline less than one mile²
 - a. Current and future residential units would connect via sewer main and/or laterals from existing sewer main
2. Existing structures developed to density allowed in current zoning³
 - a. Any future development would require review and approval by the City

ATTACHMENTS

- 1) Draft Resolution Approving the Proposal and Making CEQA Findings
- 2) Application Materials
- 3) Factors for Commission Determinations

¹ California Government Code section 56662(a): fewer than 12 registered voters

² CEQA Guidelines section 15282(k)

³ CEQA Guidelines section 15319

RESOLUTION NO. ____

**RESOLUTION OF
THE LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY
MAKING DETERMINATIONS**

**REDWOOD ROAD/RUSTON LANE
ANNEXATION TO THE NAPA SANITATION DISTRICT**

WHEREAS, an application for a proposed reorganization has been filed with the Local Agency Formation Commission of Napa County, hereinafter referred to as “Commission,” pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, the proposal seeks Commission approval to annex approximately 1.59 acres of incorporated land to the Napa Sanitation District and represents one entire parcel located at 2550 Redwood Road and identified by the County of Napa Assessor’s Office as 007-261-003; and

WHEREAS, the Commission’s Executive Officer has reviewed the proposal and prepared a report with recommendations; and

WHEREAS, the Executive Officer’s report and recommendations have been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a public meeting held on the proposal on June 3, 2024; and

WHEREAS, the Commission considered all the factors required by law under Government Code sections 56668 and 56668.3 as well as adopted local policies and procedures; and

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

WHEREAS, the Commission finds 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 considered available exemptions under CEQA, in accordance with Title 14 of the California Code of Regulations (hereinafter “CEQA Guidelines”); and

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

1. The Factors for Commission Determinations provided in the Executive Officer’s written report are hereby incorporated herein by this reference and are adequate.
2. The underlying activity, annexation of the affected territory, is exempt from further review pursuant to CEQA Guidelines section 15282(k), which exempts the installation of new pipeline as long as the project does not exceed one mile in length. The proposed annexation also qualifies for the statutory exemption from further review under CEQA Guidelines section 15319, which exempts annexations to a city or special district of areas containing existing public or private structures developed to the density allowed by the current zoning or rezoning of either the gaining or losing environmental agency, whichever is more restrictive, provided, however, that the extension of utility services to the existing facilities would have a capacity to serve only the existing facilities. The records upon which these findings are made are located at the Commission’s administrative office located at 1754 Second Street, Suite C, Napa, California 94559.
3. The proposal is APPROVED subject to completion of item number 11 below.
4. This proposal is assigned the following distinctive short-term designation:

**REDWOOD ROAD/RUSTON LANE
ANNEXATION TO THE NAPA SANITATION DISTRICT**

5. The affected territory is shown on the map 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 waives conducting authority proceedings in accordance with California Government Code section 56662(a).

11. Recordation is contingent upon receipt by the Executive Officer of the following:
 - (a) 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.
 - (b) All outstanding Commission fees.
 - (c) Written confirmation from the Napa Sanitation District that it is acceptable to record a Certificate of Completion.
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.
13. The Commission hereby directs staff to file a Notice of Exemption in compliance with CEQA.

The foregoing resolution was duly and regularly adopted by the Commission at a public meeting held on June 3, 2024, after a motion by Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

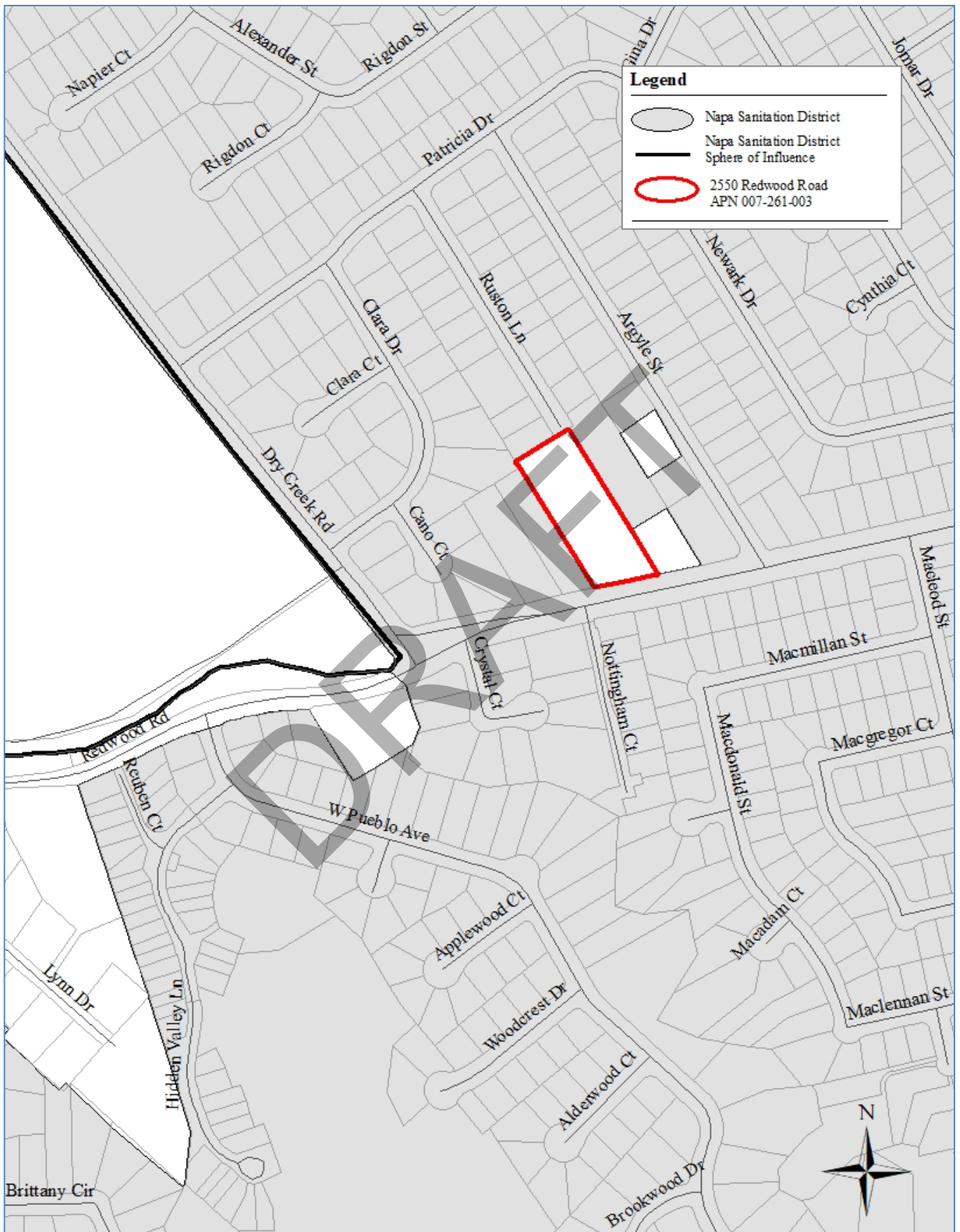
ABSENT: Commissioners _____

ABSTAIN: Commissioners _____

Anne Cottrell
Commission Chair

ATTEST: _____
Brendon Freeman
Executive Officer

Recorded by: Stephanie Pratt
Clerk/Jr. Analyst



FORM D

Date Filed: _____

Proposal Name: _____

PROPOSAL APPLICATION
Change of Organization/Reorganization

I. APPLICANT INFORMATION

A. Name: John Glesener
 Contact Person Agency/Business (If Applicable)

Address: 12885 Alcosta Blvd
 Street Number Street Name City Zip Code

Contact: (925) 989-9029
 Phone Number Facsimile Number E-Mail Address

SAN RAMON 94583
jglesener@castlecamp

B. Applicant Type: (Check One)

Local Agency Registered Voter Landowner

II. PROPOSAL DESCRIPTION

A. Affected Agencies: LAFCO 1754 Second Street, Suite C Napa, California 94559

Name	Address
<u>NapaSan</u>	<u>1515 Soscol Ferry Road</u>
Name	Address
	<u>1515 Soscol Ferry Road Napa, CA 94558</u>
Name	Address

Use Additional Sheets as Needed

B. Proposal Type: (Check as Needed)

<input checked="" type="checkbox"/> Annexation	<input type="checkbox"/> Detachment	<input type="checkbox"/> City Incorporation	<input type="checkbox"/> District Formation
<input type="checkbox"/> City/District Dissolution	<input type="checkbox"/> City/District Merger	<input type="checkbox"/> Service Activation (District Only)	<input type="checkbox"/> Service Divestiture (District Only)

C. Purpose Statement: (Specific)

Castle Ventures23, LLC (the "Applicant") proposes to initiate a change of organization to include the annexation of the subject parcel, currently owned by the Applicant, into the NapaSan service area. This annexation is sought in conjunction with the Applicant's development project, which requires the provision of sanitary sewer services to meet current and future needs of the proposed sewer requirements.

III. GENERAL INFORMATION

A. Location:	2005 Redwood Road Napa , CA	007-261-003	1.59
	Street Address	Assessor Parcel Number	Acres
	Street Address	Assessor Parcel Number	Acres
	Street Address	Assessor Parcel Number	Acres
	Street Address	Assessor Parcel Number	Acres
	Total Location Size (Including Right-of-Ways)		1.59

B. Landowners:

- (1) Assessor Parcel Number : 007-261-003 Name: Louis Baldacci
Mailing Address: 12885 Alcosta Blvd
Phone Number: (925) 328-1000 E-mail: lbadlacci@castlecompanies.com
- (2) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____
- (3) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____
- (4) Assessor Parcel Number : _____ Name: _____
Mailing Address: _____
Phone Number: _____ E-mail: _____

Use Additional Sheets As Needed

C. Population:

- (1) Total Number of Residents: 0
- (2) Total Number of Registered Voters: na

D. Land Use Factors:

(1a) County General Plan Designation: R-7

(1b) County Zoning Standard: Single Family Residential, Minimum Lot Size 7,000 Sq Ft

(2a) Applicable City General Plan Designation: Residential

(2b) Applicable City Pre-zoning Standard:
(Required for City Annexations) _____

E. Existing Land Uses: x3 d/u previously existed. All three renters departed Mar 2023.
(Specific) _____
Property was vacant between Mar 2023 - Mar 2024.

Building we demolished 3/07/2024.

F. Development Plans:

(1a) Territory Subject to a Development Project? Yes No

(1b) If Yes, Describe Project: Subject to Signed Tentative Map and the Conditions of approval
R23-0065. x6 Single family lots with public and private improvements

(1c) If No, When Is Development Anticipated? _____

G. Physical Characteristics:

(1) Describe Topography: Flat, minimal tree coverage, property shape is trapezoid
none

(2) Describe Any Natural Boundaries: @ 2ft of exploratory boring,
liquid limit = 43, plasticity index =21, med sand = 1%, silt = 50%

(3) Describe Soil Composition and Any Drainage Basins: Minimal vegetation left. Mostly low grass
and small bushes.

(4) Describe Vegetation: _____

H. Williamson Act Contracts
(Check One)

Yes

No

IV. GOVERNMENTAL SERVICES AND CONTROLS

A. Plan For Providing Services:

(1) Enumerate and Describe Services to Be Provided to the Affected Territory:

(1) Requesting LAFCO TO ANNEX SITE

(2) Requesting Napa San to Serve location after annex

(2) Level and Range of Services to Be Provided to the Affected Territory:

NapaSan provides wastewater collection, treatment, and water recycling s

ervices to residents of the City of Napa and surrounding unincorporated areas

(3) Indication of When Services Can Feasibly Be Extended to the Affected Territory:

As quickly as possible

(4) Indication of Any Infrastructure Improvements Necessary to Extend Services to the Affected Territory:

In order to receive services from Napa San, We would need LAFCO to annex us.

After Annexation complete, we will still need to get improvement plans approved by NSD.

After NSD approves plans, we can only receive services when all improvements are complete

(5) Information On How Services to the Affected Territory Will Be Financed:

Self Funded, if plan changes we will update

V. ENVIRONMENTAL INFORMATION

A. Environmental Analysis (City annexations require pre-zoning.)

(1) Lead Agency for Proposal: _____
Name

(2) Type of Environmental Document Previously Prepared for Proposal:

Environmental Impact Report

Negative Declaration/Mitigated Negative Declaration

Categorical/Statutory Exemption: _____
Type

None

Provide Copies of Associated Environmental Documents

VI. ADDITIONAL INFORMATION

A. Approval Terms and Conditions Requested For Commission Consideration:

Supplement LAFCO with R23-0065 Exhibit A and Soils Report

Use Additional Sheets As Needed

B. Identify Up to Three Agencies or Persons to Receive Proposal Correspondence:

(Does not include affected landowners or residents)

(1) Recipient Name: Louis Baldacci
Mailing Address: 12885 Alcosta Blvd San Ramon, CA 94583
E-Mail: LBALDACCI@CASTLECOMPANIES.COM

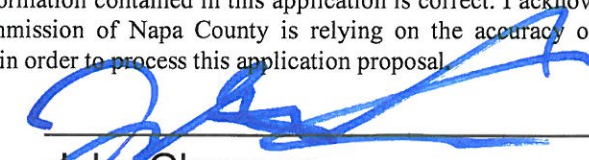
(2) Recipient Name: John Glesener
Mailing Address: 12885 Alcosta Blvd San Ramon, CA 94583
E-Mail: JGLESENER@castlecompanies.com

(3) Recipient Name: _____
Mailing Address: _____
E-Mail: _____

VII. CERTIFICATION

I certify the information contained in this application is correct. I acknowledge and agree the Local Agency Formation Commission of Napa County is relying on the accuracy of the information provided in my representations in order to process this application proposal.

Signature:



Printed Name:

John Glesener

Title:

Owner Rep

Date:

3/11/2024

FACTORS FOR COMMISSION CONSIDERATION

Government Code §56668 & §56668.3 require the review of a proposal to include the following factors:

FACTOR TO CONSIDER	COMMENT
1. Population and density [§56668(a)]	Consistent: Population zero (legally uninhabited)
2. Land area and land use [§56668(a)]	Consistent: 1.59 acres, vacant – building demolished March 7, 2024 Jurisdiction: City of Napa
3. Assessed valuation [§56668(a)]	Consistent: Land: \$816,000 Structural improvements: \$612,000
4. Topography, natural boundaries and drainage basins [§56668(a)]	Consistent: Relatively flat: 0 to 10 percent slopes Drainage basin: <i>Napa River – Salvador Channel, Lower Napa City Reach</i>
5. Proximity to other populated areas [§56668(a)]	Consistent: Adjacent lands on the four sides: City of Napa – developed or have residential use designations in the General Plan
6. Likelihood of significant growth in the area, adjacent areas during next 10 years [§56668(a)]	Consistent: City General Plan designation and zoning could allow up to 12 total residential lots; future subdivision has Tentative Map approval by the City. Adjacent area is developed or could develop according to City General Plan.
7. Need for government services [§56668(b)]	Consistent: Existing core services provided by the City of Napa at adequate levels include water, fire, and law enforcement. Need for service is limited to sewer to reduce dependence on septic and facilitate residential subdivision.
8. Government services present cost, adequacy and controls in area [§56668(b)]	Consistent: Analysis: Central County Region Municipal Service Review adopted in 2014 and Napa Countywide Water Wastewater MSR Updated 10-4-21
9. Government services probable future needs and controls in area [§56668(b)]	Consistent: Analysis: Central County Region Municipal Service Review adopted in 2014 and Napa Countywide Water Wastewater MSR Updated 10-4-21

<p>10. Government services effect of proposal on cost, adequacy and controls in area and adjacent areas</p> <p>[§56668(b)]</p>	<p>Consistent: Analysis: Central County Region Municipal Service Review adopted in 2014 and Napa Countywide Water Wastewater MSR Updated 10-4-21</p>
<p>11. Effects on adjacent areas, mutual social and economic interests, and local governmental structure</p> <p>[§56668(c)]</p>	<p>Consistent: Area included in NSD SOI since 1975</p>
<p>12. Effects on planned efficient patterns of urban development</p> <p>[§56668(d)]</p>	<p>Consistent: City General Plan land use designation: <i>SFR-7 (Single Family Residential, min. lot size 7,000 sq. ft.)</i></p> <p>City Zoning Code: <i>RS 7 (Single Family Residential, min. lot size 7,000 sq. ft.)</i></p>
<p>13. Effects on maintaining physical and economic integrity of agricultural lands</p> <p>[§56668(e)]</p>	<p>Consistent: Within City RUL, not designated for agricultural or open space use</p>
<p>14. Logical, definite, and certain boundaries</p> <p>[§56668(f)]</p>	<p>Consistent: One entire parcel, no existing residences</p>
<p>15. Conformance to lines of assessment, ownership</p> <p>[§56668(f)]</p>	<p>Consistent: One parcel: APN 007-261-003</p>
<p>16. Creation of islands, corridors, irregular boundaries</p> <p>[§56668(f)]</p>	<p>Consistent: Would eliminate an existing pocket of territory substantially surrounded by NSD's boundary</p>
<p>17. Consistency with regional transportation plan</p> <p>[§56668(g)]</p>	<p>Consistent: No specific projects in regional transportation plan (RTP), <i>Plan Bay Area 2050</i></p>
<p>18. Consistency with city or county general and specific plans</p> <p>[§56668(h)]</p>	<p>Consistent: City General Plan land use designation: <i>SFR-7 (Single Family Residential, min. lot size 7,000 sq. ft.)</i></p> <p>City Zoning Code: <i>RS 7 (Single Family Residential, min. lot size 7,000 sq. ft.)</i></p>
<p>19. Consistency with spheres of influence</p> <p>[§56668(i)]</p>	<p>Consistent: Within NSD SOI since 1975</p>

<p>20. Comments from affected agencies and other public agencies [§56668(j)]</p>	<p>Consistent: No comments received</p>
<p>21. Ability of agency to provide service including sufficiency of revenues [§56668(k)]</p>	<p>Consistent: Analysis: Central County Region Municipal Service Review adopted in 2014 and Napa Countywide Water Wastewater MSR Updated 10-4-21</p>
<p>22. Timely availability of adequate water supply [§56668(l)]</p>	<p>Consistent: Analysis: Central County Region Municipal Service Review adopted in 2014 and Napa Countywide Water Wastewater MSR Updated 10-4-21</p>
<p>23. Fair share of regional housing needs [§56668(m)]</p>	<p>Consistent: Development of subdivision would contribute six units towards housing needs</p>
<p>24. Information or comments from landowners, voters, or residents in proposal area [§56668(n)]</p>	<p>Consistent: 100% consent of landowners</p>
<p>25. Existing land use designations [§56668(o)]</p>	<p>Consistent: City General Plan land use designation: <i>SFR-7 (Single Family Residential, min. lot size 7,000 sq. ft.)</i> City Zoning Code: <i>RS 7 (Single Family Residential, min. lot size 7,000 sq. ft.)</i></p>
<p>26. Effect on environmental justice [§56668(p)]</p>	<p>Consistent: No documentation or evidence suggesting the proposal will have any implication</p>
<p>27. Safety Element of GP concerns; identified as very high fire hazard zone [§56668(q)]</p>	<p>Consistent: Not located in a high fire hazard zone or a state responsibility area</p>
<p>28. Special district annexations: for the interest of landowners or inhabitants within the district and affected territory [§56668.3(a)(1)]</p>	<p>Consistent: Proposal approval would benefit by providing permanent access to public sewer service, eliminating public health hazard</p>