



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 5b

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer

MEETING DATE: April 4, 2016

SUBJECT: Current and Future Proposals

SUMMARY

There are currently no active proposals on file with LAFCO of Napa County (“Commission”) and two anticipated new proposals that are expected to be submitted to the Commission in the near future based on discussions with proponents. A summary of anticipated proposals follows.

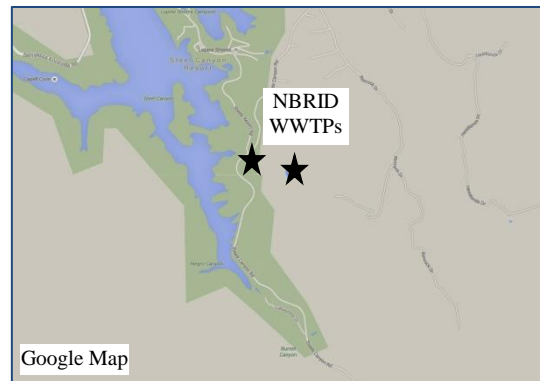
ACTIVE

None.

ANTICIPATED

Wastewater Treatment Plant Annexation to Napa Berryessa Resort Improvement District

Staff from Napa Berryessa Resort Improvement District (NBRID) has inquired about annexation of the District’s two wastewater treatment plants. The wastewater treatment plants are located on two unincorporated parcels owned by NBRID and located outside the District’s sphere of influence and jurisdictional boundary. The principal act for resort improvement districts does allow annexation of lands outside the sphere of influence. The purpose of annexation would be to reduce NBRID’s annual property tax obligations given that the parcels are owned and used by the District for a municipal purpose in support of the District’s operations. Annexation would not result in any new growth or development. An application from the District is expected to be submitted in the current calendar year.



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Councilmember, City of Napa

Greg Pitts, Commissioner
Councilmember, City of St. Helena

Joan Bennett, Alternate Commissioner
Councilmember, City of American Canyon

Diane Dillon, Vice Chair
County of Napa Supervisor, 3rd District

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

Keith Caldwell, Alternate Commissioner
County of Napa Supervisor, 5th District

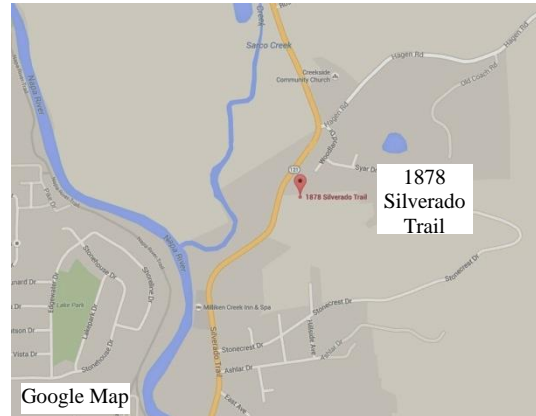
Brian J. Kelly, Commissioner
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

Annexation of 1878 Silverado Trail to the Napa Sanitation District and City of Napa

An interested landowner of a 2.5 acre unincorporated parcel located at 1878 Silverado Trail has inquired about connecting an existing single-family residence to the Napa Sanitation District's public sewer system. The parcel is located within the spheres of influence for the Napa Sanitation District (NSD) and the City of Napa ("City"). The private onsite septic system serving the existing residence is in extreme substandard condition. The possibility of replacing the septic system is in question due to soil



conditions and topography as well as changes in regulations and standards since the septic system was originally installed. The County Environmental Health Division has recommended that the parcel be connected to NSD as soon as possible, which may be expedited by the Commission through an emergency outside service agreement. NSD has provided assurances it has sufficient capacity to extend public sewer services to the subject parcel. As a condition of annexation, NSD would require the landowner to enter into a deferred improvement agreement to extend the sewer mainline to the south end of the property. It is important to note the Commission's adopted policies would require concurrent annexation to the City. The subject parcel already has an outside water service connection from the City. The City has confirmed it would support annexation and no new environmental review would be required under the California Environmental Quality Act. The landowner is currently contemplating sewer service options and associated costs. An application from the landowner to annex to NSD and the City is expected to be submitted within the next several months.