



**Local Agency
Formation Commission**
LAFCO of Napa County

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AUGUST 7, 2006
AGENDA ITEM NO. 5b

July 31, 2006

TO: Local Agency Formation Commission

FROM: Keene Simonds, Executive Officer

SUBJECT: *Redwood Road/Argyle Street District Annexation to Napa Sanitation District (Action)*

The Commission will consider the annexation of 0.52 acres of incorporated territory to the Napa Sanitation District. The annexation is intended to facilitate the division of the subject territory into two new residential lots.

Proposed is the annexation of approximately 0.52 acres of incorporated territory to the Napa Sanitation District. The subject territory is comprised of one parcel and a right-of-way portion of Redwood Road in the City of Napa. The annexation is intended to facilitate a proposed development project to divide the subject parcel into two new single-family residential lots. This project was approved by the City of Napa Planning Commission on October 20, 2005. (Land divisions consisting of fewer than four lots do not require City Council approval.)

The Napa Sanitation District is capable of extending services to the proposed development project without impact on the service levels provided to current ratepayers. The Executive Officer recommends approval of this proposal.

BACKGROUND

Applicant: Daniel Wojtkowiak, property owner.

Proposal: The applicant proposes annexation to the Napa Sanitation District of approximately 0.52 acres of incorporated territory in order to make services available to a proposed development project. The property owner has consented to this annexation. The District, as the subject agency, has offered its consent to the waiver of protest proceedings for this annexation.

Location: The subject territory includes one parcel located at 2530 Redwood Road in the City of Napa. The subject territory is located within the adopted sphere of influence boundary of the Napa Sanitation District and is depicted on the attached aerial map. (APN: 007-261-010)

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Representative of the General Public

Brian Kelly, Alt. Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

FACTORS FOR CONSIDERATION:

California Government Code §56668 provides 14 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>Annexation of the subject territory to the Napa Sanitation District would facilitate the development of two new single-family residential lots. This density is the maximum amount allowed under the land use policies of the City of Napa for the subject territory and is consistent with the existing development in the surrounding area. The current total population of the subject territory is two. It is expected that the subject territory's population will increase in a manner that is consistent with the development of two new single-family residences.</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>Annexation of the subject territory to the Napa Sanitation District would facilitate the extension of public sewer service to serve two new single-family residential lots located within an urbanized portion of the City of Napa. 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>
<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 majority of the surrounding area is 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. (<i>Note: Section 56377 encourages preservation of agricultural and open-space lands.</i>)</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. The subject territory does not qualify as agricultural or open-space land.</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 is substantially surrounded by the existing jurisdictional boundary of the Napa Sanitation District.</p>
<p>(g) Consistency with city or county general and specific plans.</p>	<p>The proposal is consistent with the land use policies of the City of Napa. The City General Plan designates the subject territory "Single-Family Residential 7," which allows for a maximum density of five units per acre. The City zones the subject territory "Residential Single 7," which requires a minimum lot size of 7,000 square feet that is equivalent to 0.16 acres.</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.</p>	<p>No 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 establishing terms and conditions, attests to its ability to extend sewer service to the subject territory without impact to existing ratepayers.</p>

<p>(k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.</p>	<p>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 City General Plan.</p>
<p>(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.</p>	<p>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 in achieving its regional housing needs allocation.</p>
<p>(m) Any information or comments from the landowner or owners.</p>	<p>No comments were offered.</p>
<p>(n) Any information relating to existing land use designations.</p>	<p>The City of Napa General Plan designates the subject territory "Single-Family Residential 7." This is an urban land use designation that is consistent with the extension of sewer service.</p>

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

On October 20, 2005, the City of Napa Planning Commission adopted *Resolution 05-151*, which involved the approval of a tentative parcel map for the underlying project associated with this proposal. The Planning Commission found the project to be exempt from the California Environmental Quality Act (CEQA) pursuant to Section §15315 of the Guidelines. This code exempts the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the applicable general plan and zoning ordinance. This resolution is provided for the Commission to review and consider as responsible agency under CEQA.

RECOMMENDATION

It is recommended for the Commission to take the following action:

- 1) Adopt the attached draft resolution approving the proposed *Redwood Road/Argyle Street District Annexation to the Napa Sanitation District*.

Respectfully submitted,

Keene Simonds
Executive Officer

Attachments

1. Aerial Map
2. Draft LAFCO Resolution of Approval
3. Justification of Proposal
4. NSD Resolution No. 06-011
5. City of Napa Planning Commission Resolution 05-151