



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

1754 Second Street, Suite C
Napa, California 94559
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We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

Agenda Item 6b (Action)

TO: Local Agency Formation Commission
PREPARED BY: Dawn Mittleman Longoria, Assistant Executive Officer
Stephanie Pratt, Clerk/Jr. Analyst
MEETING DATE: August 7, 2023
SUBJECT: Proposed Partrick Road No. 6 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 – Partrick Road No. 6 Annexation to the Napa Sanitation District (NSD) making California Environmental Quality Act (CEQA) findings and approving the proposed annexation (Attachment One). Standard conditions are also recommended.

BACKGROUND AND SUMMARY

Applicant: Landowner (petition)
Proposed Action: Annexation to NSD
Assessor Parcel Numbers: 041- 061-016
Location: 1130 Partrick Road
Area Size: 1.5 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: one single-family residence, front and back yard landscaped, trees and a creek on the east side

Purpose: Connect to public sewer
Development Plans: Lot split to create two parcels
Development Potential: City General Plan would allow one additional residential lot subject to City review and approval
Application: Attachment Two
Maps of Affected Territory: Following pages

Margie Mohler, Chair
Councilmember, Town of Yountville

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

Kenneth Leary, Commissioner
Representative of the General Public

Beth Painter, Commissioner
Councilmember, City of Napa

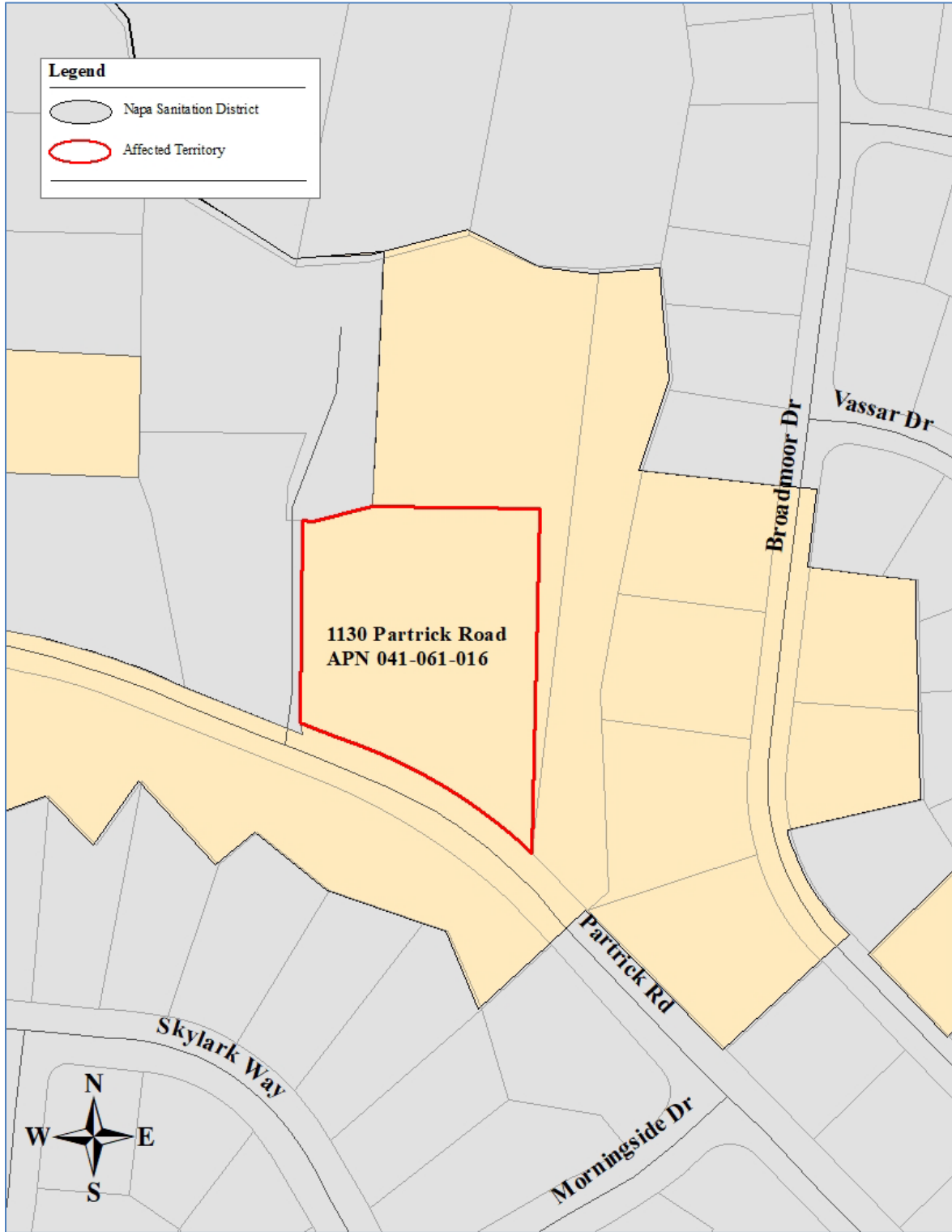
Belia Ramos, Commissioner
County of Napa Supervisor, 5th District

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





## **DISCUSSION**

### ***Factors for Commission Determinations***

Mandated Factors: Attachment Three<sup>1</sup>

### ***Property Tax Agreement***

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

### ***Protest Proceedings***

Waived: Legally uninhabited (fewer than 12 registered voters) and 100% consent of property owners<sup>2</sup>

## **ENVIRONMENTAL REVIEW<sup>3</sup>**

### Exemptions:

1. Installation of new pipeline less than one mile<sup>4</sup>
  - Current and future residential units would connect via sewer main and/or laterals from existing sewer main
2. New construction or conversion of small structures<sup>5</sup>
  - One single-family residence on each parcel
3. Existing structures developed to density allowed in current zoning<sup>6</sup>
  - Any future development would require review and approval by the City and be subject to separate CEQA process

## **ATTACHMENTS**

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

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<sup>1</sup> California Government Code sections 56668 & 56668.3

<sup>2</sup> California Government Code section 56662(a): fewer than 12 registered voters

<sup>3</sup> Reviewed by Napa LAFCO Legal Counsel

<sup>4</sup> CEQA Guidelines section 15282(k)

<sup>5</sup> CEQA Guidelines section 15303

<sup>6</sup> CEQA Guidelines section 15319

RESOLUTION NO. \_\_\_\_

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

**PARTRICK ROAD NO. 6  
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 1.5 acres of incorporated land to the Napa Sanitation District and represents one entire parcel located at 1130 Partrick Road and identified by the County of Napa Assessor’s Office as 041-061-016; 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 August 7, 2023; 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 statutorily 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 categorical exemption from further review under CEQA Guidelines section 15303, which exempts construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The proposed annexation also qualifies for the categorical 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:

**PARTRICK ROAD NO. 6  
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) 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 August 7, 2023, after a motion by Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, by the following vote:

AYES: Commissioners \_\_\_\_\_

NOES: Commissioners \_\_\_\_\_

ABSENT: Commissioners \_\_\_\_\_

ABSTAIN: Commissioners \_\_\_\_\_

\_\_\_\_\_  
 Margie Mohler  
 Commission Chair

ATTEST: \_\_\_\_\_  
 Brendon Freeman  
 Executive Officer

Recorded by: Stephanie Pratt  
 Clerk/Jr. Analyst

DRAFT

**EXHIBIT "A"**  
**PARTRICK ROAD #3**  
**ANNEXATION TO NAPA SANITATION DISTRICT**

**GEOGRAPHIC DESCRIPTION**

All that real property being a portion of Napa Rancho, situate in the City of Napa, County of Napa, State of California, more particularly described as follows:

BEGINNING at a point on Partrick Road said point being the southeast property corner of parcel "D" as shown on a map filed in Book 12 of Parcel Maps at Page 56 in the office of the Recorder of Napa County, said point also being on the Partrick Road #2 Annexation to Napa Sanitation District filed in volume 1308 at Page 27 in the office of the Recorder of Napa County;

thence; southwesterly along said Partrick Road #2 Annexation following courses:

Course 1: a non-tangent curve to the left with a radial bearing of North 41° 49' 13" East having a radius of 430.00 feet, an arc length of 151.63 feet and a central angle of 20° 12' 13" to a point of a tangency;

Course 2: thence; from said point of tangency North 68° 24' West, 106.35 feet to the southwest property corner of said Parcel "D";

Course 3: thence; North 1° 22' 40" East, 200.00 feet,

Course 4: thence; South 88° 37' 20" East, 10.00 feet,

Course 5: thence; North 67° 13' 56" East, 63.56 feet,

Course 6: thence, leaving said Partrick Road #2 Annexation South 86° 46' East, 162.08 feet;

Course 7: thence, South 1° 22' 40" West, 333.16 feet to the POINT OF BEGINNING

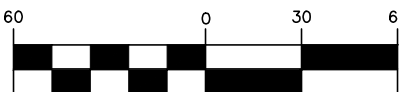
Containing 1.46 acres more or less.

For assessment purposes only. This description of land is not a legal property description as defined the Professional land Surveyor's Act and may not be used as the basis for an offer for sale of the land described therein.



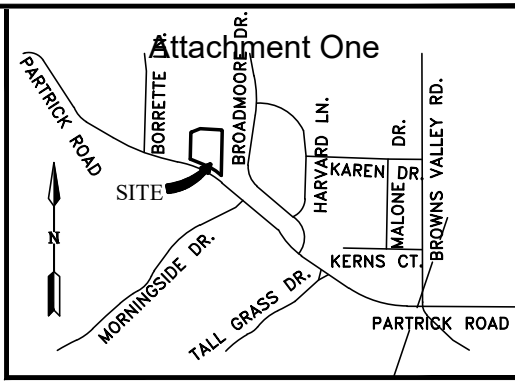
**DISCLAIMER:**  
 THIS EXHIBIT IS FOR ASSESSMENT PURPOSES ONLY AND MAY NOT BE USED AS THE BASIS FOR A SALE OF THE LAND SHOWN HERON.

**GRAPHIC SCALE**



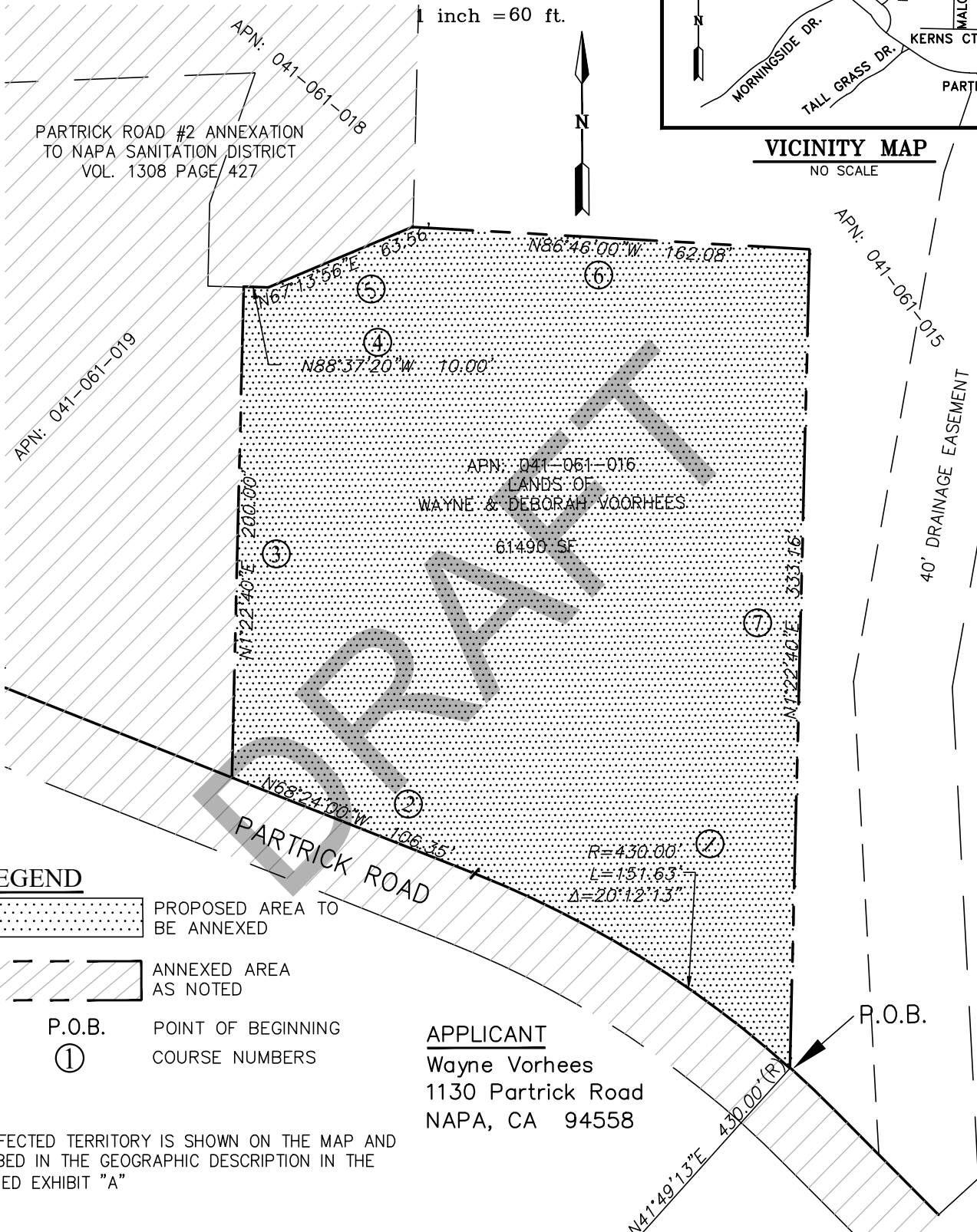
( IN FEET )

1 inch = 60 ft.

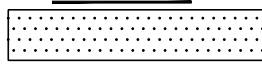
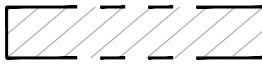


**VICINITY MAP**

NO SCALE



**LEGEND**

-  PROPOSED AREA TO BE ANNEXED
-  ANNEXED AREA AS NOTED
- P.O.B. POINT OF BEGINNING
- ① COURSE NUMBERS

**APPLICANT**  
 Wayne Vorhees  
 1130 Partrick Road  
 NAPA, CA 94558

THE EFFECTED TERRITORY IS SHOWN ON THE MAP AND DESCRIBED IN THE GEOGRAPHIC DESCRIPTION IN THE ATTACHED EXHIBIT "A"



**CHAUDHARY & ASSOCIATES, INC.**  
 ENGINEERS SURVEYORS INSPECTORS

211 GATEWAY ROAD WEST, SUITE 204  
 NAPA, CALIFORNIA 94558

Tel: (707) 255-2729, FAX: (707) 255-5021, WWW.CHAUDHARY.COM

01EX2305009.DWG

Resolution for Partrick Road No. 6 Annexation to NSD

July 27, 2023

**DRAFT**

**EXHIBIT "B"**  
**PARTRICK ROAD #3**

ANNEXATION TO NAPA SANITATION DISTRICT  
 BEING A PORTION OF NAPA RANCHO

Q:\2023\23-05-009 Vorhees Partrick Rd 08-09-036\LAFCO\01EX2305009.dwg 7-27-23 07:51:14 AM

Date Filed: 7/7/23  
Proposal Name: Partrick Rd #6

**FORM D**

**PROPOSAL APPLICATION  
Change of Organization/Reorganization**

**I. APPLICANT INFORMATION**

**A. Name:** Wayne and Deborah Vorhees

Contact Person \_\_\_\_\_ Agency/Business (If Applicable) \_\_\_\_\_

**Address:** 1130 Partrick Road Napa, CA, 94558

Street Number \_\_\_\_\_ Street Name \_\_\_\_\_ City \_\_\_\_\_ Zip Code \_\_\_\_\_

**Contact:** 707-738-6151 vpnapaca@comcast.net

Phone Number \_\_\_\_\_ Facsimile Number \_\_\_\_\_ E-Mail Address \_\_\_\_\_

**B. Applicant Type:** (Check One)

Local Agency       Registered Voter       Landowner

**II. PROPOSAL DESCRIPTION**

**A. Affected Agencies:**

Name	Address
<u>Napa Sanitation District</u>	<u>1515 Soscol Ferry Rd, Napa, CA 94558</u>
Name	Address
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)

Connect to Napa Sanitation District

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**III. GENERAL INFORMATION**

<b>A. Location:</b>	1130 Partrick Rd	041-061-016	1.5
	Street Address	Assessor Parcel Number	Acres
	Portion of ROW	N/A	0.1
	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)		1.6

**B. Landowners:**

- (1) Assessor Parcel Number : 041-061-016 Name: Wayne & Deborah Vorhees  
 Mailing Address: 1130 Partrick Rd  
 Phone Number: 707-738-6151 E-mail: vpnapaca@comcast.net
- (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: 2
- (2) Total Number of Registered Voters: 2

**D. Land Use Factors:**

- (1a) County General Plan Designation: N/A
- (1b) County Zoning Standard: N/A
- (2a) Applicable City General Plan Designation: SFR-40 (0-2 units/acre)
- (2b) Applicable City Pre-zoning Standard:  
(Required for City Annexations) RS-20 (min lot size 20,000 sq. ft.)

**E. Existing Land Uses:**  
(Specific)

Residential  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**F. Development Plans:**

- (1a) Territory Subject to a Development Project?  Yes  No
- (1b) If Yes, Describe Project: The property owner is submitting an application with City of Napa to subdivide the property into two parcels
- (1c) If No, When Is Development Anticipated? \_\_\_\_\_

**G. Physical Characteristics:**

- (1) Describe Topography: Existing single family residence, front and back yard landscaped, trees and a creek on the east side
- (2) Describe Any Natural Boundaries: Creek on the East side
- (3) Describe Soil Composition and Any Drainage Basins: Cole silt loam  
City of Napa public drainage system
- (4) Describe Vegetation: Residential landscape

**H. Williamson Act Contracts**  
(Check One)

- Yes
- No

**IV. GOVERNMENTAL SERVICES AND CONTROLS**

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**A. Plan For Providing Services:**

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

**Sanitation**

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

**Connect to existing sewer line**

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

**Immediately**

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

**No**

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

**Personal funds**

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V. ENVIRONMENTAL INFORMATION

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

(1) Lead Agency for Proposal: Napa Sanitation District
Name

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

- Environmental Impact Report
Negative Declaration/Mitigated Negative Declaration
[X] Categorical/Statutory Exemption: CEQA Guidelines 15319, 15303 & 15282(k)
None

Provide Copies of Associated Environmental Documents

VI. ADDITIONAL INFORMATION

A. Approval Terms and Conditions Requested For Commission Consideration:

The subject parcel be Annexed to Napa Sanitation District

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: City of Napa

Mailing Address: 1600 First Street, Napa, CA 94559

E-Mail:

(2) Recipient Name: Napa Sanitation District

Mailing Address: 1515 Soscol Ferry Rd, Napa, CA 94558

E-Mail:

(3) Recipient Name:

Mailing Address:

E-Mail:

**VII. CERTIFICATION**

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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: Wayne Vorhees

Printed Name: Wayne Vorhees

Title: Property Owner

Date: 7/7/23

## 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)]	<b>Consistent:</b> Population two (legally uninhabited)
2. Land area and land use [§56668(a)]	<b>Consistent:</b> 1.5 acres, one single-family residence Jurisdiction: City of Napa, <i>Browns Valley</i> Planning Area
3. Assessed valuation [§56668(a)]	<b>Consistent:</b> Total: \$1,443,000
4. Topography, natural boundaries and drainage basins [§56668(a)]	<b>Consistent:</b> Relatively flat: 0 to 2 percent slopes  Drainage basin: <i>Napa River – Browns Valley Creek</i>
5. Proximity to other populated areas [§56668(a)]	<b>Consistent:</b> Adjacent lands on the four sides: City of Napa – developed or have residential use designations in the General Plan, city street
6. Likelihood of significant growth in the area, adjacent areas during next 10 years [§56668(a)]	<b>Consistent:</b> City General Plan designation and zoning could allow a lot split to create two residential lots and would require approval by the City.
7. Need for government services [§56668(b)]	<b>Consistent:</b> Existing City services provided at adequate levels: Water, fire and emergency protection, law enforcement  Additional service: Connection to sewer to facilitate parcel split
8. Government services present cost, adequacy and controls in area [§56668(b)]	<b>Consistent:</b> Analysis: <a href="#">Central County Region Municipal Service Review adopted in 2014</a> and <a href="#">Napa Countywide Water Wastewater MSR Updated 10-4-21</a>
9. Government services probable future needs and controls in area [§56668(b)]	<b>Consistent:</b> Analysis: <a href="#">Central County Region Municipal Service Review adopted in 2014</a> and <a href="#">Napa Countywide Water Wastewater MSR Updated 10-4-21</a>



10. Government services effect of proposal on cost, adequacy and controls in area and adjacent areas [§56668(b)]	<b>Consistent:</b> Analysis: <a href="#">Central County Region Municipal Service Review adopted in 2014</a> and <a href="#">Napa Countywide Water Wastewater MSR Updated 10-4-21</a>
11. Effects on adjacent areas, on mutual social and economic interests, and on local governmental structure in the County [§56668(c)]	<b>Consistent:</b> Area included in NSD SOI since 1975
12. Effects on planned efficient patterns of urban development [§56668(d)]	<b>Consistent:</b> City General Plan land use designation: <i>SFR-40 (Single Family Residential, 0-2 lots per acre)</i>
13. Effects on maintaining physical and economic integrity of agricultural lands [§56668(e)]	<b>Consistent:</b> Within City RUL, not designated for agricultural or open space use
14. Boundaries: logical, contiguous, not difficult to serve, definite and certain [§56668(f)]	<b>Consistent:</b> One existing parcel, located on city-maintained street
15. Conformance to lines of assessment, ownership [§56668(f)]	<b>Consistent:</b> One parcel: APN 041-061-061
16. Creation of islands, corridors, irregular boundaries [§56668(f)]	<b>Consistent:</b> The parcel is legally defined and located within City boundary. Annexation to sewer district would not create an unincorporated island.
17. Consistency with regional transportation plan [§56668(g)]	<b>Consistent:</b> No specific projects in regional transportation plan (RTP), <i>Plan Bay Area 2050</i>
18. Consistency with city or county general and specific plans [§56668(h)]	<b>Consistent:</b> City General Plan designation: <i>SFR-40 (Single Family Residential, 0-2 lots per acre)</i> City Zoning: <i>RS-20 (Residential, minimum lot size 20,000 sq. ft.)</i>

<p>19. Consistency with spheres of influence [§56668(i)]</p>	<p><b>Consistent:</b> Within NSD SOI since 1975</p>
<p>20. Comments from affected agencies and other public agencies [§56668(j)]</p>	<p><b>Consistent:</b> No comments received</p>
<p>21. Ability of agency to provide service including sufficiency of revenues [§56668(k)]</p>	<p><b>Consistent:</b> Analysis: <a href="#">Central County Region Municipal Service Review adopted in 2014</a> and <a href="#">Napa Countywide Water Wastewater MSR Updated 10-4-21</a></p>
<p>22. Timely availability of adequate water supply [§56668(l)]</p>	<p><b>Consistent:</b> Analysis: <a href="#">Central County Region Municipal Service Review adopted in 2014</a> and <a href="#">Napa Countywide Water Wastewater MSR Updated 10-4-21</a></p>
<p>23. Fair share of regional housing needs [§56668(m)]</p>	<p><b>Consistent:</b> No impact on regional housing needs</p>
<p>24. Information or comments from landowners, voters, or residents in proposal area [§56668(n)]</p>	<p><b>Consistent:</b> 100% consent of landowners</p>
<p>25. Existing land use designations [§56668(o)]</p>	<p><b>Consistent:</b> City General Plan designation: <i>SFR-40 (Single Family Residential, 0-2 lots per acre)</i> City Zoning: <i>RS-20 (Residential, minimum lot size 20,000 sq. ft.)</i></p>
<p>26. Effect on environmental justice [§56668(p)]</p>	<p><b>Consistent:</b> 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><b>Consistent:</b> Not located in a high fire hazard zone</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><b>Consistent:</b> Proposal approval would benefit by providing permanent access to public sewer service, eliminating potential public health hazards associated with private septic systems</p>