



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

1754 Second Street, Suite C
Napa, California 94559
Phone: (707) 259-8645
www.napa.lafco.ca.gov

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

Agenda Item 6b (Public Hearing)

TO: Local Agency Formation Commission
PREPARED BY: Brendon Freeman, Executive Officer BF
Dawn Mittleman Longoria, Analyst II/Interim Clerk DML
MEETING DATE: October 3, 2022
SUBJECT: Proposed Big Ranch Road/Garfield Lane No. 2 Annexation to the
Napa Sanitation District and Associated CEQA Findings

RECOMMENDATION

It is recommended the Commission take the following actions:

- 1) Open the public hearing and take testimony;
2) Close the public hearing; and
3) Adopt the Resolution of the Local Agency Formation Commission of Napa County Making Determinations – Big Ranch Road/Garfield Lane No. 2 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

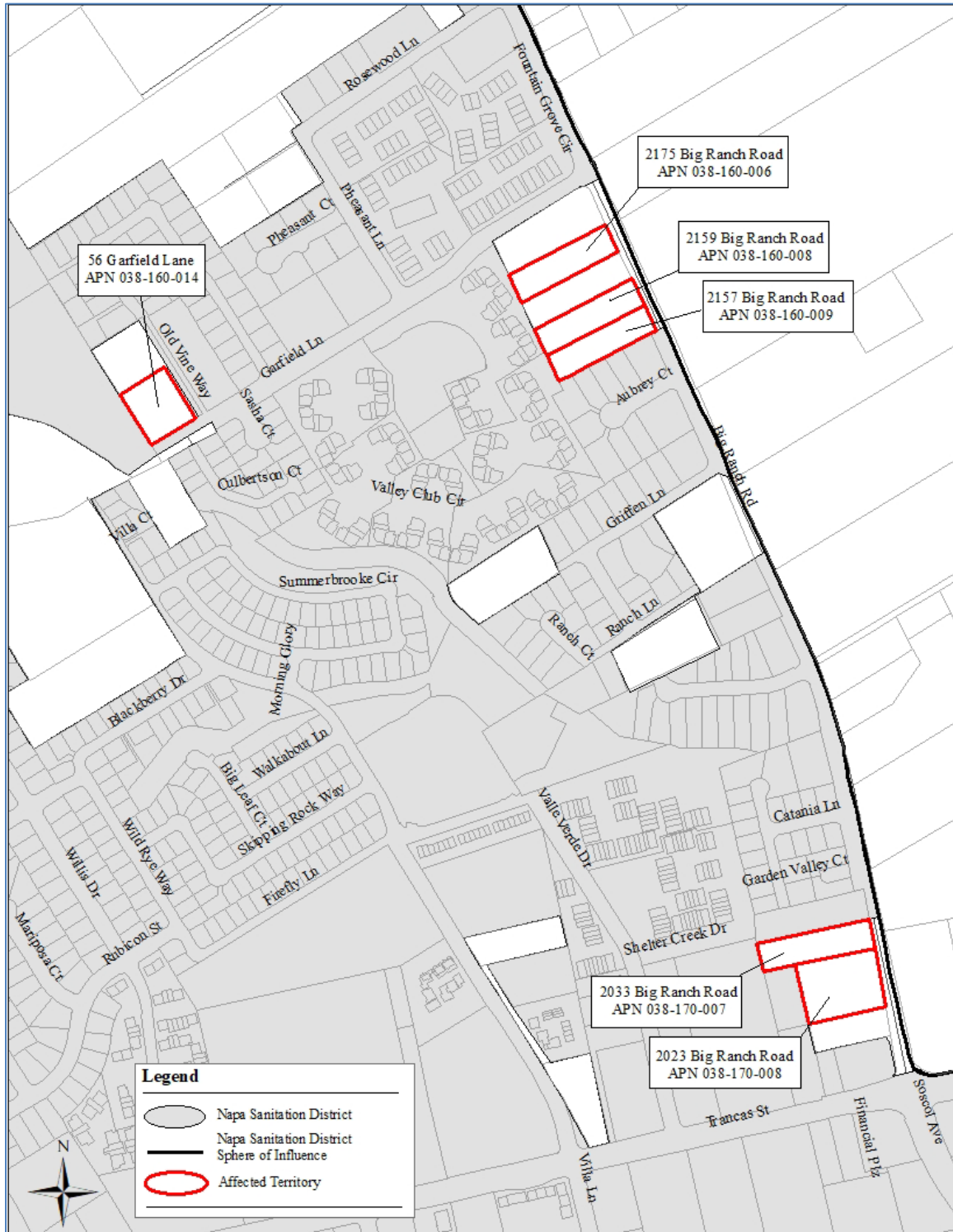
Applicant: Landowner (petition)
Proposed Action: Annexation to NSD
Assessor Parcel Numbers: 038-170-008, 038-170-007, 038-160-009, 038-160-008, 038-160-006 & 038-160-014
Location: 2023, 2033, 2157, 2159 & 2175 Big Ranch Road, and 56 Garfield Lane
Area Size: 7.5 acres
Jurisdiction: City of Napa (“City”)
Sphere of Influence Consistency: Yes
Policy Consistency: Yes
Application: Attachment Two
Tax Sharing Agreement: Yes – master tax exchange agreement

Landowner Consent: 100%
Protest Proceedings: Waived
CEQA: Exempt
Current Land Uses: single-family residences, max development potential is 23 total lots
Purpose: Permanent connection to sewer service
Development Plans: Yes – additional residential units
Maps of Affected Territory: Following pages

Margie Mohler, Chair
Councilmember, Town of Yountville
Mariam Aboudamous, Commissioner
Councilmember, City of American Canyon
Beth Painter, Alternate Commissioner
Councilmember, City of Napa

Brad Wagenknecht, Vice Chair
County of Napa Supervisor, 1st District
Diane Dillon, Commissioner
County of Napa Supervisor, 3rd District
Ryan Gregory, Alternate Commissioner
County of Napa Supervisor, 2nd District

Kenneth Leary, Commissioner
Representative of the General Public
Eve Kahn, Alternate Commissioner
Representative of the General Public
Brendon Freeman
Executive Officer









DISCUSSION

Factors for Commission Determinations

Mandated Factors: Attachment Three¹

Property Tax Agreement

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

Protest Proceedings

Waived: 100% consent of property owners²

ENVIRONMENTAL REVIEW

Exemptions:

1. Installation of new pipeline less than one mile³
 - a. Current and future residential units would connect via sewer mains and/or laterals from existing sewer mains
2. Existing structures developed to density allowed in current zoning⁴
 - a. Any future development would require review and approval by the City

PROCEDURES FOR CONSIDERATION

This item has been agendized as a noticed public hearing. The following procedures are recommended with respect to the Commission's consideration of this item:

- 1) Receive verbal report from staff;
- 2) Open the public hearing (mandatory) and take testimony;
- 3) Close the public hearing; and
- 4) Discuss item and consider action on recommendation.

ATTACHMENTS

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

¹ California Government Code sections 56668 & 56668.3

² California Government Code section 56663

³ CEQA Guidelines section 15282(k)

⁴ CEQA Guidelines section 15319

RESOLUTION NO. ____

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

**BIG RANCH ROAD/GARFIELD LANE NO. 2
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 7.5 acres of incorporated land to the Napa Sanitation District and represents six entire parcels located at 2023, 2033, 2157, 2159 & 2175 Big Ranch Road and 56 Garfield Lane, and identified by the County of Napa Assessor’s Office as 038-170-008, 038-170-007, 038-160-009, 038-160-008, 038-160-006 & 038-160-014, respectively, along with the adjacent portions of public rights-of-way on Big Ranch Road; 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 October 3, 2022; 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:

**BIG RANCH ROAD/GARFIELD LANE NO. 2
ANNEXATION TO THE NAPA SANITATION DISTRICT**

5. The affected territory is shown on the map and described in the geographic descriptions in the attached Exhibit “A”.
6. The affected territory so described is inhabited 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 56663.

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.

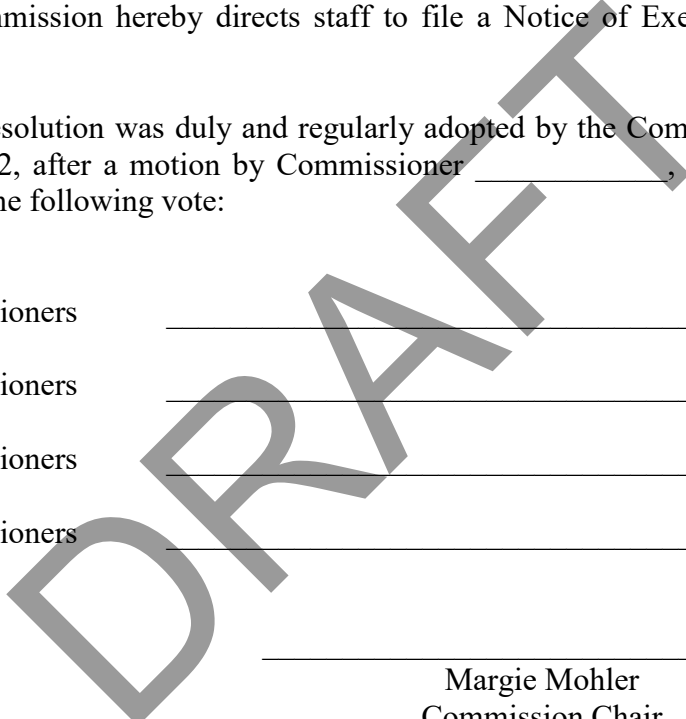
The foregoing resolution was duly and regularly adopted by the Commission at a public meeting held on October 3, 2022, after a motion by Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSENT: Commissioners _____

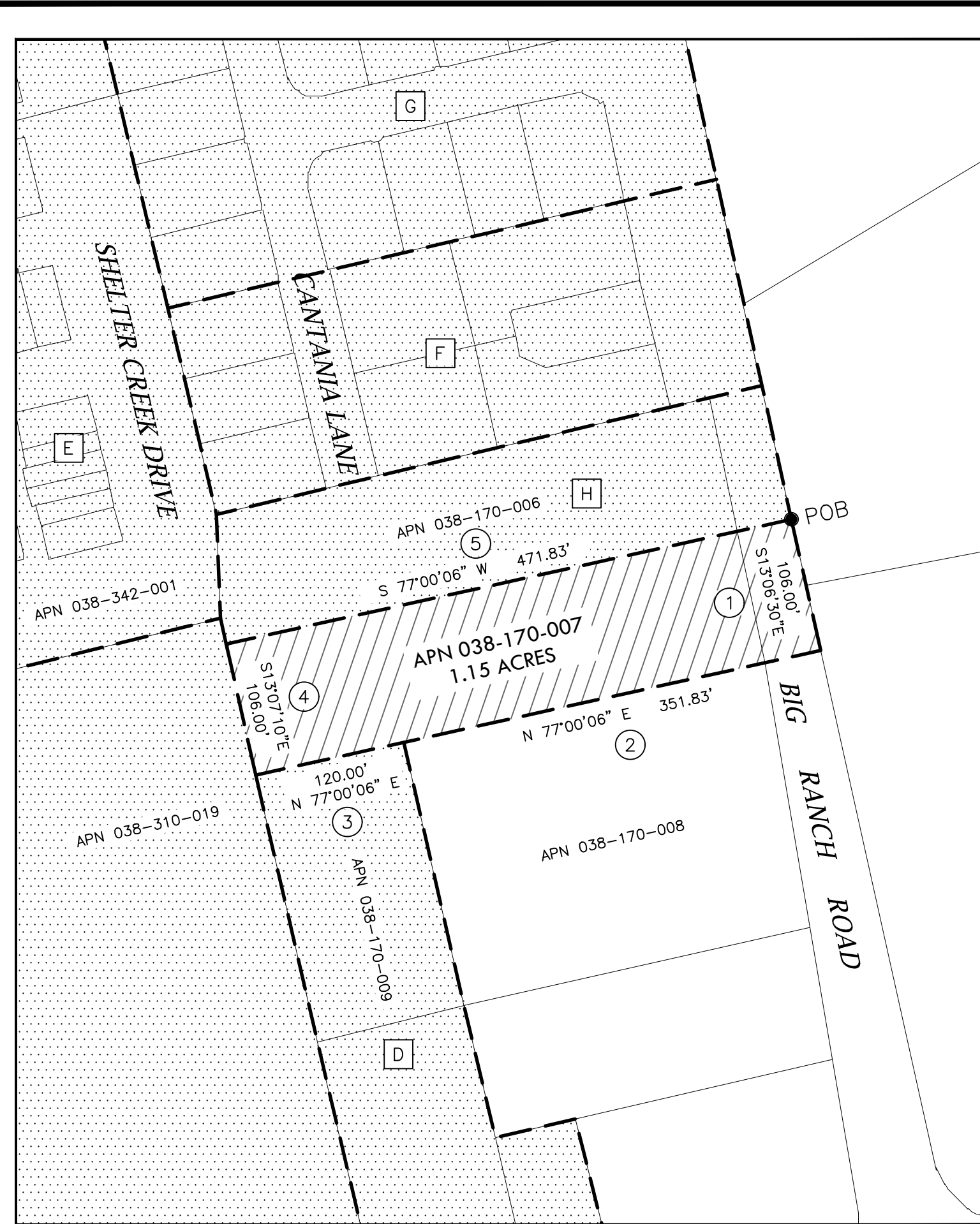
ABSTAIN: Commissioners _____



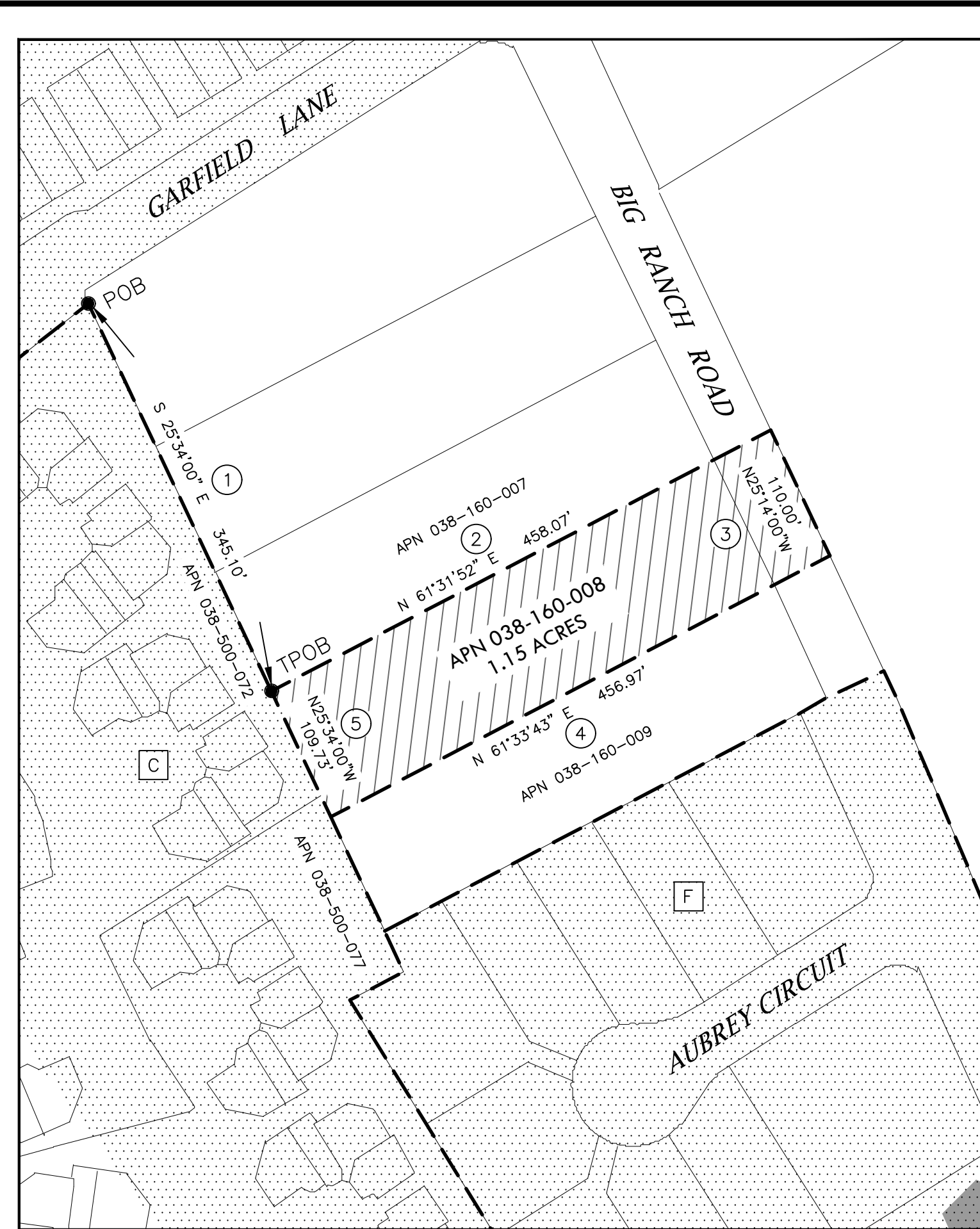
 Margie Mohler
 Commission Chair

ATTEST: _____
 Brendon Freeman
 Executive Officer

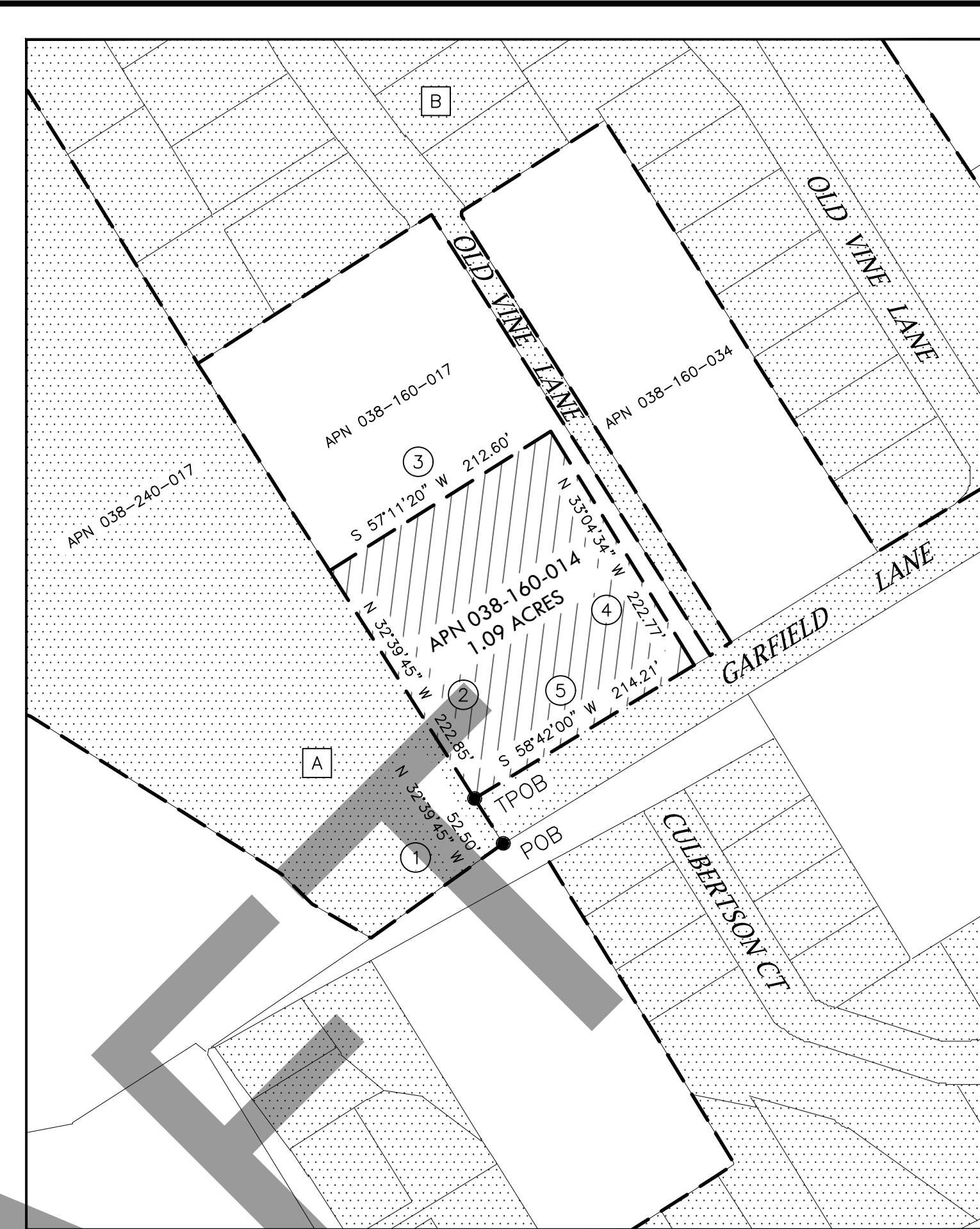
Recorded by: Dawn Mittleman Longoria
 Interim Commission Clerk



AREA 'A'
2033 BIG RANCH ROAD
APN 038-170-007



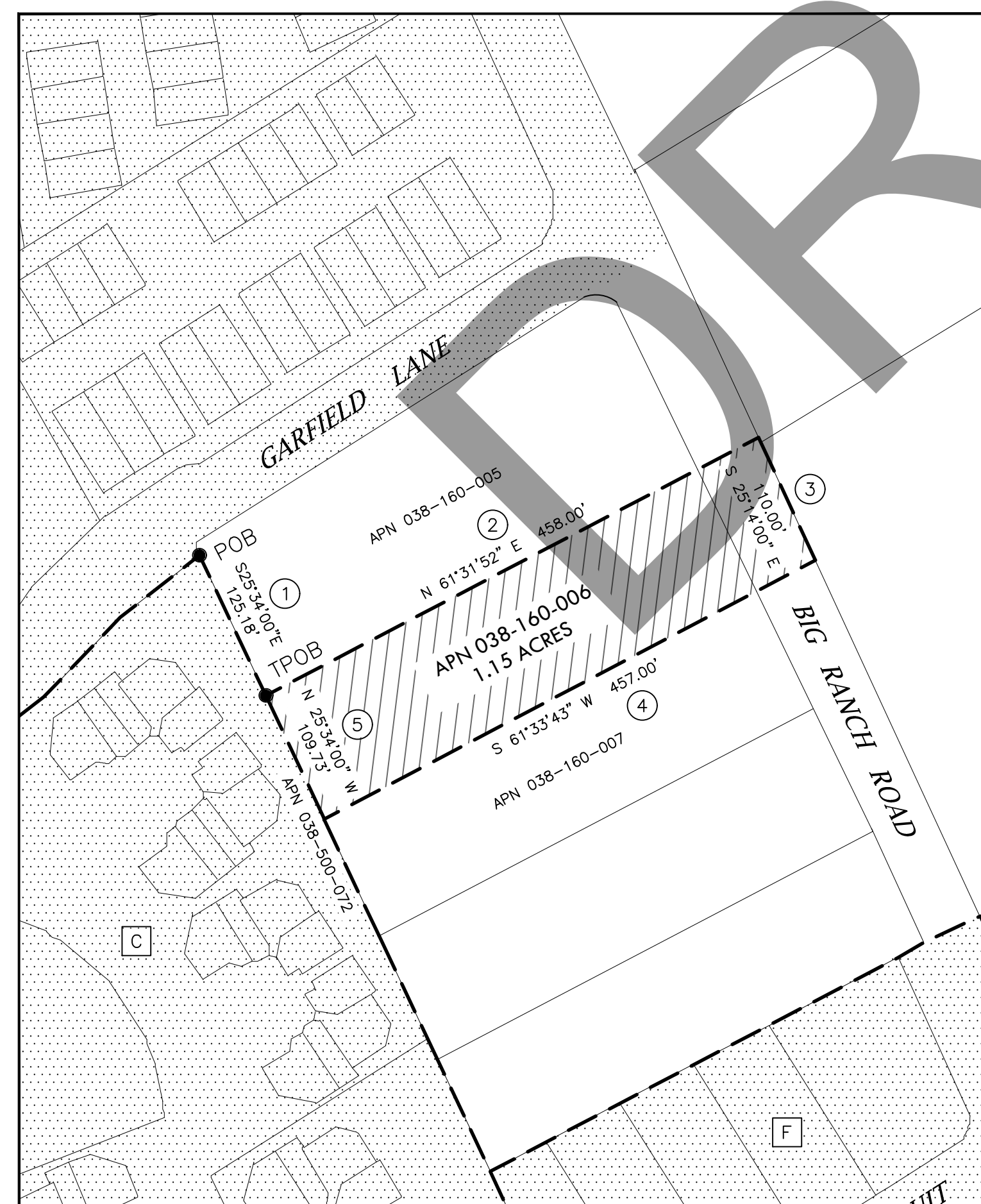
AREA 'B'
2159 BIG RANCH ROAD
APN 038-160-008



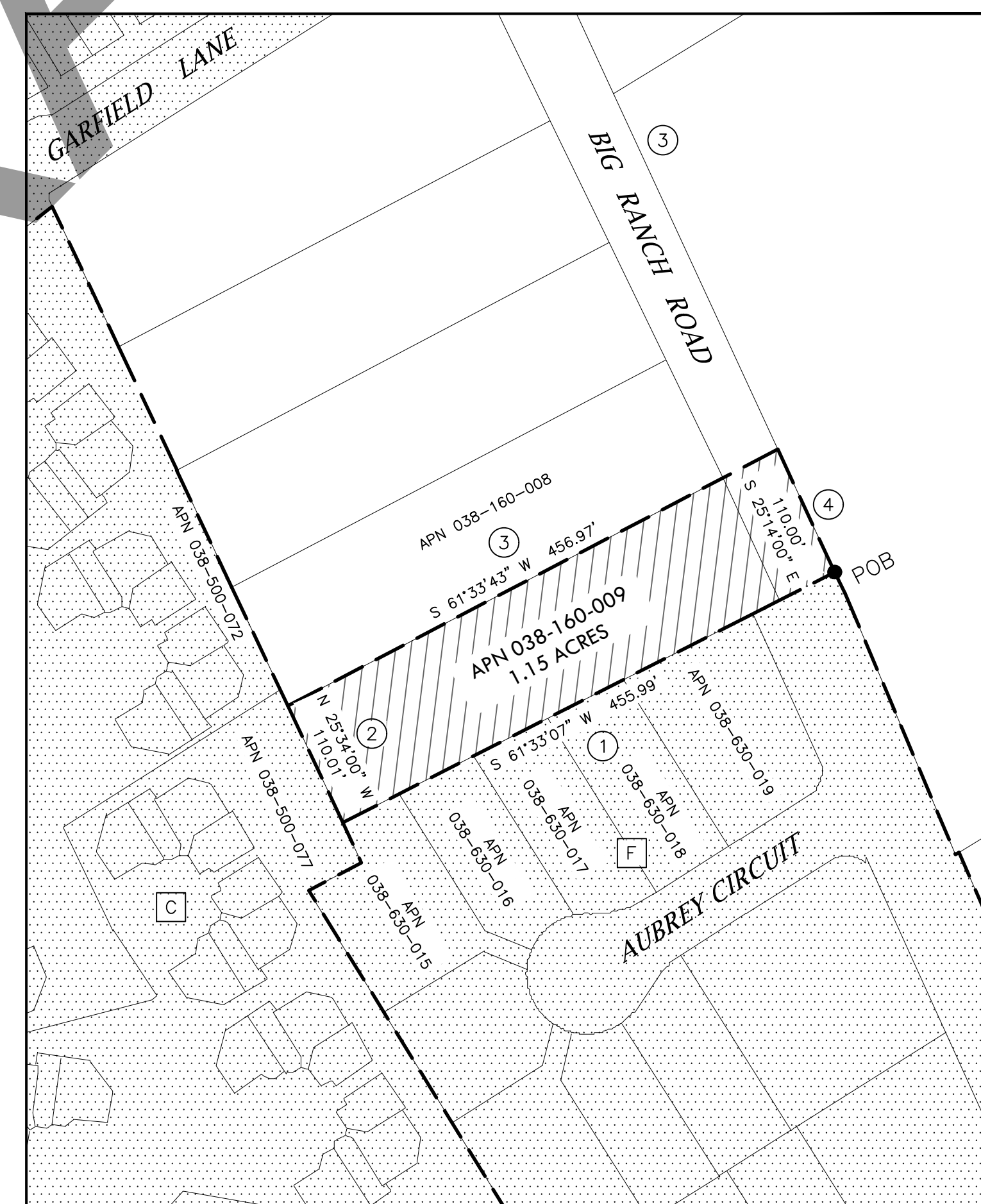
AREA 'C'
56 GARFIELD LANE
APN 038-160-014



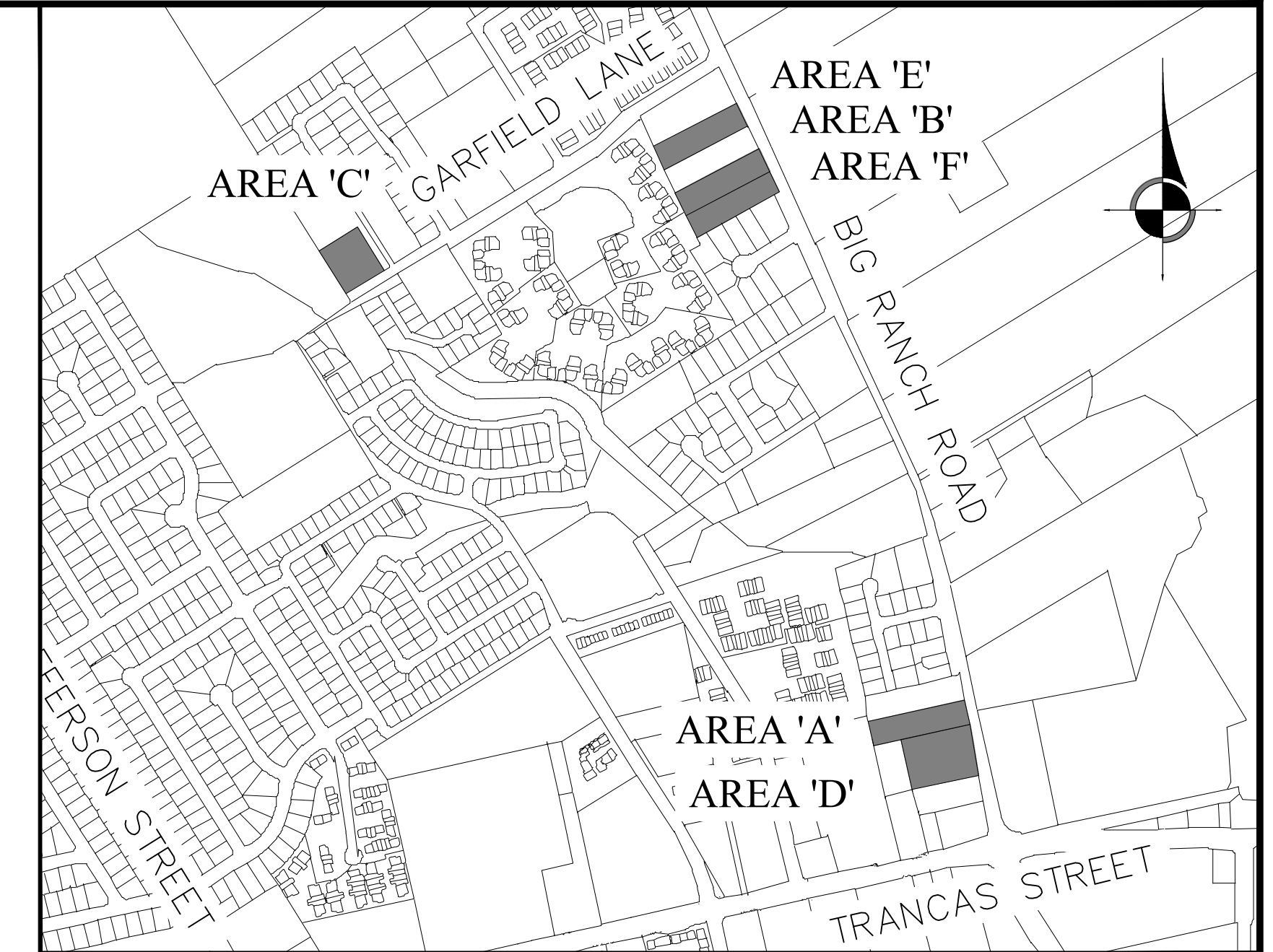
AREA 'D'
2033 BIG RANCH ROAD
APN 038-170-008



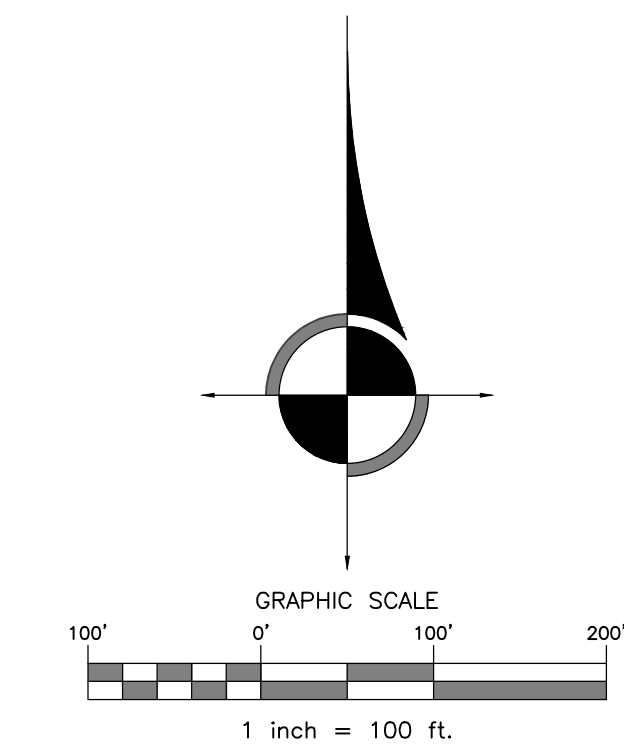
AREA 'E'
2175 BIG RANCH ROAD
APN 038-160-006



AREA 'F'
2157 BIG RANCH ROAD
APN 038-160-009



VICINITY MAP - SCALE 1" = 600'



LEGEND

- ADJACENT ANNEXATION BOUNDARY
- PROPOSED NSD ANNEXATION
- EXISTING NSD AREA
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- TPOB TRUE POINT OF BEGINNING

DISCLAIMER

FOR ASSESSMENT PURPOSES ONLY. THIS DESCRIPTION OF LAND IS NOT A LEGAL PROPERTY DESCRIPTION AS DEFINED IN THE SUBDIVISION MAP ACT AND MAY NOT BE USED AS THE BASIS FOR AN OFFER FOR SALE OF THE LAND DESCRIBED.

ANNEXATION DISTRICTS:

- A** Garfield Lane/Salvador Channel #2 District Annexation-NSD (NSD resolution No. 6315)
- B** Garfield Lane District Annexation - NSD (LAFCO resolution 01-05)
- C** Garfield Lane/Salvador Channel District Annexation-NSD (NSD resolution No. 6663)
- D** Norris Annexation (1970 NO.9)
- E** Schrette Annexation District (1969)
- F** Big Ranch Road District Annexation - NSD (LAFCO resolution 01-06)
- G** Big Ranch Road No. 2 District Annexation Napa Sanitation district (LAFCO resolution 03-16)
- H** Big Ranch Road No. 3 Napa Sanitation District (LAFCO resolution 05-24)
- I** Big Ranch Road No. 4 Napa Sanitation District (LAFCO resolution 10-07)

Job Name: BIG RANCH ROAD/GARFIELD LANE NO 2 ANNEXATION	CHECKED BY: AHS
Description: ANNEXATION PLAT CITY OF NAPA, COUNTY OF NAPA PORTION OF NAPA RANCHO	PROJECT NUMBER: 2022-____-NAP SCALE: 1" = 100' DATE: JUL 30, 2022 SHEET: 1 of 1

RIECHERS ENGINEERING
572 GATEWAY DRIVE, NAPA CA 94558
707-690-4425
WWW.RIECHERSENGINEERING.COM

Big Ranch Road/Garfield Lane No. 2 annexation

Annexation to the Napa Sanitation District

Geographic Description

All that certain real property situated in the City of Napa, County of Napa, State of California, described as follows:

Beginning at the most northern corner of the existing Big Ranch Road District Annexation to the Napa Sanitation District recorded on February 15, 2002 at series 2002-0006727 in the office of the Napa County Recorder, said point being on the east line of Big Ranch Road;

Thence, (1) S 61° 49' W, 455.71 feet more or less, along the northern line of said Big Ranch Road District Annexation to a point on the east side of the Garfield Lane/Salvador Channel District Annexation;

Thence, along said east line (2) N 25° 34' W, 109.96 feet;

Thence, leaving said eastern line (3) N 61° 33' 43 E, 456.97 feet more or less to the east side of Big Ranch Road;

Thence, (4) along said east side of Big Ranch Road S 25° 14' W, 110 feet more or less to the **Point of Beginning**,

Containing 1.15 acres of land more or less

Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Big Ranch Road/Garfield Lane No. 2 annexation

Annexation to the Napa Sanitation District

Geographic Description

All that certain real property situated in the City of Napa, County of Napa, State of California, described as follows:

Commencing at the most eastern corner of the existing Garfield Lane/Salvador Channel #2 District Annexation to the Napa Sanitation District recorded on November 29, 1984 in volume 1365 at page 851 in the office of the Napa County Recorder;

Thence, (1) N 32° 39' 46" W, along the east line of said Garfield Lane/Salvador #2 Channel District Annexation to the north side of Garfield Lane, said point being **True Point of Beginning**;

Thence, continuing along said east line (2) N 32° 39' 46" W, 222.85 feet;

Thence, leaving said east line of said Garfield Lane/Salvador #2 Channel District Annexation (3) N 57° 11' 20" E, 212.60 feet;

Thence, (4) S 33° 04' 34" E, 222.77 feet to a point on the north side of the Garfield Lane;

Thence (5) S 57° 10' W, 214.21 feet, along the north side of Garfield Lane to the **Point of Beginning**,

Containing 1.09 acres of land more or less

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Big Ranch Road/Garfield Lane No.2

Annexation to the Napa Sanitation District

Geographic Description

All that certain real property situated in the City of Napa, County of Napa, State of California, described as follows:

Beginning at the most northern corner of the existing Norriss Annexation (1970 No.9) to the Napa Sanitation District;

Thence, (1) N 77° E, 352 feet to a point on the east line of Big Ranch Road;

Thence, along said east line of Big Ranch Road (2) S 13° 15' E, 226.35 feet;

Thence, (3) S 77° W, 352 feet to a point on the existing Norriss Annexation,;

Thence, (4) along the east line of the Norriss Annexation, N 13' 15' W, 226.35 feet to the **Point of Beginning**,

Containing 1.83 acres of land more or less

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Big Ranch Road/Garfield Lane No. 2 annexation

Annexation to the Napa Sanitation District

Geographic Description

All that certain real property situated in the City of Napa, County of Napa, State of California, described as follows:

Commencing at the northeast corner of the existing Garfield Lane/Salvador Channel District Annexation to the Napa Sanitation District recorded on August 7, 1986 in volume 1459 at page 148 in the office of the Napa County Recorder, said point being on the south line of Garfield Lane;

Thence, (1) S25° 34' E, 125.18 feet along said east line of said Garfield Lane/Salvador Channel District Annexation to the **True Point of Beginning** ;

Thence, leaving said east line (2) N 61° 31' 52" E, 458 feet more or less to the east side of Big Ranch Road;

Thence, (3) S 25° 14' E, 110 feet along the east side of Big Ranch Road;

Thence, (4) leaving said east side of Big Ranch Road S 61° 33' 43" W, 457 feet more or less to a point on the east side of the Garfield Lane/Salvador Channel District Annexation;

Thence (5) N25°34' W, 109.73 feet, along said existing district boundary to the **Point of Beginning**,

Containing 1.15 acres of land more or less

Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Big Ranch Road/Garfield Lane No. 2 annexation

Annexation to the Napa Sanitation District

Geographic Description

All that certain real property situated in the City of Napa, County of Napa, State of California, described as follows:

Commencing at the northeast corner of the existing Garfield Lane/Salvador Channel District Annexation to the Napa Sanitation District recorded on August 7, 1986 in volume 1459 at page 148 in the office of the Napa County Recorder, said point being on the south line of Garfield Lane;

Thence, (1) S25° 34' E, 345.10 feet along said east line of said Garfield Lane/Salvador Channel District Annexation to the **True Point of Beginning** ;

Thence, leaving said east line (2) N 61° 31' 52" E, 458.07 feet to the east side of Big Ranch Road;

Thence, (3) S 25° 14' E, 110 feet along the east side of Big Ranch Road;

Thence, (4) leaving said east side of Big Ranch Road S 61° 33' 43" W, 456.97 feet to a point on the east side of the Garfield Lane/Salvador Channel District Annexation;

Thence (5) N25°34' W, 109.73 feet, along said existing district boundary to the **Point of Beginning**,

Containing 1.15 acres of land more or less

Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

Big Ranch Road/Garfield Lane No.2

Annexation to the Napa Sanitation District

Geographic Description

All that certain real property situated in the City of Napa, County of Napa, State of California, described as follows:

Beginning at the most eastern corner of the existing Big Ranch Road No. 4 Annexation to the Napa Sanitation District recorded on May 26 2010 in series 2010-0011797 in the office of the Napa County Recorder, also said point being on the east line of Big Ranch Road;

Thence, (1) S13° 06' 30" E, 106 feet along said east line of Big Ranch Road;

Thence, leaving said east line (2) S 77° 00' 06" W, 351.83 feet to the northeast corner of the existing Norriss Annexation;

Thence, (3) S 77° 00' 06"W, 120 feet to the northwest corner of the existing Norriss Annexation, said point being on the existing E.V. Tobin Property Annexation;

Thence, (4) N 13' 07' 10" W, 106 feet along said existing district boundary to the southwest corner of the existing Big Ranch Road No. 4 Annexation District;

Thence (5) N77° 00'06" E, 471.83 feet, along said existing district boundary to the **Point of Beginning**,

Containing 1.15 acres of land more or less

Disclaimer: For assessment purposes only. This description of land is not a legal property description as defined in the Subdivision Map Act and may not be used as the basis for an offer for sale of the land described.

For Staff Use

FORM D

Date Filed: 7/29/22
Proposal Name: Big Ranch/Garfield #2

PROPOSAL APPLICATION
Change of Organization/Reorganization

I. APPLICANT INFORMATION

A. Name:	Peter Riechers	Riechers Engineering		
	Contact Person	Agency/Business (If Applicable)		
Address:	572 Gateway Drive	Napa	94558	
	Street Number	Street Name	City	Zip Code
Contact:	707-690-4425	Peter@RiechersEngineering.com		
	Phone Number	Facsimile Number	E-Mail Address	

B. Applicant Type: (Check One)

<input type="checkbox"/>	Local Agency	<input type="checkbox"/>	Registered Voter	<input checked="" type="checkbox"/>	Landowner
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II. PROPOSAL DESCRIPTION

A. Affected Agencies:

Napa Sanitation District	1515 Soscol Ferry Road, Napa, CA 94558
Name	Address
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)

Annex certain real property to the Napa Sanitation District

D. Land Use Factors:

- (1a) County General Plan Designation: N/A
- (1b) County Zoning Standard: N/A
- (2a) Applicable City General Plan Designation: SFR-33
- (2b) Applicable City Pre-zoning Standard:
(Required for City Annexations) RS-5 & RS-10

E. Existing Land Uses: Residential
(Specific)

F. Development Plans:

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

(1b) If Yes, Describe Project: SB9 Urban Lot Split
Dividing the parcel into two parcels

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

G. Physical Characteristics:

(1) Describe Topography: Flat

(2) Describe Any Natural Boundaries: Big Ranch Road to the east

(3) Describe Soil Composition and Any Drainage Basins: Napa River Drainage basin
Soil is generally silty clay

(4) Describe Vegetation: scrubby oak lands

H. Williamson Act Contracts
(Check One)

Yes

No

III. GENERAL INFORMATION

A. Location:	2023 Big Ranch Road	038-170-008	1.83
	Street Address	Assessor Parcel Number	Acres
	2157 Big Ranch Road	038-160-009	1.15
	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)		2.98

B. Landowners:

- (1) Assessor Parcel Number : 038-170-008 Name: Todd Morse
Mailing Address: 2023 Big Ranch Road
Phone Number: 650-823-3435 E-mail: tjmorse@aol.com
- (2) Assessor Parcel Number : 038-160-009 Name: Mitchell Davis
Mailing Address: 2157 Big Ranch Road
Phone Number: 707-687-8698 E-mail: deliwynm@yahoo.com
- (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: 4
- (2) Total Number of Registered Voters: 4

III. GENERAL INFORMATION

A. Location:	Street Address	Assessor Parcel Number	Acres
	2033 Big Ranch Road	038-170-007	1.15
	2159 Big Ranch Road	038-160-008	1.15
	56 Garfield Lane	038-160-014	1.09
	2175 Big Ranch Road	038-160-006	1.15
Total Location Size (Including Right-of-Ways)			4.54

B. Landowners:

- (1) Assessor Parcel Number : 038-170-007 Name: MAYEN H SHUEH
Mailing Address: 2033 Big Ranch Road
Phone Number: 707-363-2174 E-mail: jn42@comcast.net
- (2) Assessor Parcel Number : 038-160-008 Name: Eric Schmitt
Mailing Address: 2159 Big Ranch Road
Phone Number: 707-552-0739 E-mail: Eric@Schmittcompany.com
- (3) Assessor Parcel Number : 038-160-014 Name: Robert Lockhart
Mailing Address: 56 Garfield Lane
Phone Number: 707-337-9412 E-mail: TheLockhart77@gmail.com
- (4) Assessor Parcel Number : 038-160-006 Name: Maria Ruggirello
Mailing Address: 2175 Big Ranch Road
Phone Number: 707-287-6242 E-mail: Ruggirello1@yahoo.com

*Use Additional Sheets As Needed***C. Population:**

- (1) Total Number of Residents: 8
- (2) Total Number of Registered Voters: 8

IV. GOVERNMENTAL SERVICES AND CONTROLS

A. Plan For Providing Services:

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

Sanitary sewer hookup and service

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

Standard sewer service typical of residential buildings

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

service can be extended as soon as annexation is complete

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

Construct extension of 6" or 8" sanitary sewer mains

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

Private donations

V. ENVIRONMENTAL INFORMATION

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

(1) Lead Agency for Proposal: LAFCO
Name

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

Environmental Impact Report

Negative Declaration/Mitigated Negative Declaration

Categorical/Statutory Exemption: Statutory exemption: CEQA Guidelines Section 15282(k) and Categorical exemption 15319
Type

None

Provide Copies of Associated Environmental Documents

VI. ADDITIONAL INFORMATION

A. Approval Terms and Conditions Requested For Commission Consideration:

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: _____

Mailing Address: _____

E-Mail: _____

(2) Recipient Name: _____

Mailing Address: _____

E-Mail: _____

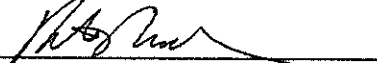
(3) Recipient Name: _____

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: PETER RIECHERS

Title: APPLICANT

Date: 7-23-2022

FACTORS FOR COMMISSION CONSIDERATION

Government Code §56668 requires the review of a proposal to include the following factors:

FACTOR TO CONSIDER	COMMENT
1. Population and density [§56668(a)]	Consistent: Population 12 (legally inhabited)
2. Land area and land use [§56668(a)]	Consistent: 7.5 acres, single-family residences Jurisdiction: City of Napa, <i>Vintage</i> Planning Area
3. Assessed valuation [§56668(a)]	Consistent: Land: \$3,670,087 Structural improvements: \$2,782,465
4. Topography, natural boundaries and drainage basins [§56668(a)]	Consistent: Relatively flat: 2 to 9 percent slopes Drainage basin: <i>Napa River – Salvador Channel</i>
5. Proximity to other populated areas [§56668(a)]	Consistent: Adjacent lands surrounding the affected territory are generally in the City of Napa and are 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 23 total residential lots; future subdivision would require analysis and approval by the City
7. Need for government services [§56668(b)]	Consistent: Existing City services provided at adequate levels: Water, fire and emergency protection, law enforcement Additional service: Connection to sewer to reduce dependence on septic systems and facilitate future development
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 [§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, on mutual social and economic interests, and on local governmental structure in the County [§56668(c)]</p>	<p>Consistent: Area included in NSD SOI since 1975</p>
<p>12. Effects on planned efficient patterns of urban development [§56668(d)]</p>	<p>Consistent: City General Plan land use designation: <i>SFR-33C, -33J, -33K & -33L (Single Family Residential, 3 to 6, 0 to 3, 0 to 2 & 3 to 6 lots per acre, respectively)</i></p>
<p>13. Effects on maintaining physical and economic integrity of agricultural lands [§56668(e)]</p>	<p>Consistent: Within City RUL, not designated for agricultural or open space use</p>
<p>14. Boundaries: logical, contiguous, not difficult to serve, definite and certain [§56668(f)]</p>	<p>Consistent: Six total parcels located within three separate areas, existing residences</p>
<p>15. Conformance to lines of assessment, ownership [§56668(f)]</p>	<p>Consistent: Six parcels: APNs 038-160-006, 038-160-008, 038-160-009, 038-160-014, 038-170-007 & 038-170-008</p>
<p>16. Creation of islands, corridors, irregular boundaries [§56668(f)]</p>	<p>Consistent: Would reduce the size of three existing pockets of territory surrounded by NSD's boundary</p>
<p>17. Consistency with regional transportation plan [§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 [§56668(h)]</p>	<p>Consistent: City General Plan designation: <i>SFR-33C, -33J, -33K & -33L (Single Family Residential, 3 to 6, 0 to 3, 0 to 2 & 3 to 6 lots per acre, respectively)</i> City Zoning: <i>RS-5, -10 & -20 (Residential Single, minimum lot size 5,000, 10,000 & 20,000 sq. ft., respectively)</i></p>

<p>19. Consistency with spheres of influence [§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: Neutral until possible future subdivisions</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 designation: <i>SFR-33C, -33J, -33K & -33L (Single Family Residential, 3 to 6, 0 to 3, 0 to 2 & 3 to 6 lots per acre, respectively)</i></p> <p>City Zoning: <i>RS-5, -10 & -20 (Residential Single, minimum lot size 5,000, 10,000 & 20,000 sq. ft., respectively)</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 current and future inhabitants by providing permanent access to public sewer service</p>