



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

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February 6, 2012
Agenda Item No. 5g (Consent/Information)

January 31, 2012

TO: Local Agency Formation Commission

FROM: Keene Simonds, Executive Officer
Brendon Freeman, Analyst

SUBJECT: Current and Future Proposals

The Commission will receive a report summarizing current and future proposals. The report is being presented for information. No new proposals have been submitted since the December 5, 2011 meeting.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 delegates Local Agency Formation Commissions (LAFCOs) with regulatory and planning duties to coordinate the logical formation and development of local governmental agencies. This includes approving or disapproving proposals involving the formation, expansion, merger, and dissolution of cities and special districts.

A. Information

There are currently three active proposals on file with LAFCO of Napa County (“Commission”). A summary of these active proposals follows.

Rosewood Lane Annexation to the Napa Sanitation District

This application has been submitted by Ralph Melligio to annex 0.9 acres of unincorporated territory to the Napa Sanitation District (NSD). The affected territory comprises one parcel identified by the County Assessor as 038-160-030 and includes a single-family residence located within NSD’s sphere of influence. As a temporary measure, the Commission ratified the Chair’s earlier approval of an outside sewer service connection to the affected territory at the December 5th meeting; approval premised on receipt of confirmation by County Environmental Health Department that the residence’s septic system had failed. The outside service connection was conditioned on the receipt of the annexation proposal.

Status: Staff continues to work on the annexation proposal in anticipation of presenting the item for Commission consideration at a future meeting. Notably, staff has reached out to an adjacent property owner located at 1438 Rosewood Lane to gauge interest in potentially expanding the annexation proposal to include this neighboring parcel given it is also within NSD’s

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Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

sphere of influence. Staff is also evaluating the merits of reorganizing the proposal to include the concurrent annexation of both 1430 Rosewood Lane and the adjacent property at 1438 Rosewood Lane to the City of Napa given both unincorporated parcels are located within the City's sphere.

Silverado Trail/Zinfandel Lane Annexation to the City of St. Helena

The City of St. Helena proposes the annexation of approximately 100 acres of unincorporated territory located northwest of the intersection of Silverado Trail and Zinfandel Lane. The affected territory consists of one entire parcel and a portion of a second parcel, which are both owned and used by St. Helena to discharge treated wastewater from an adjacent treatment plant through a spray irrigation system. Both subject parcels are located outside the City's sphere of influence. Rather than request concurrent amendment, St. Helena is proposing only the annexation of a portion of the second parcel to ensure the affected territory is non-contiguous to its incorporated boundary and therefore eligible for annexation under Government Code Section 56742. This statute permits a city to annex non-contiguous land it owns and uses for municipal purposes without consistency with its sphere of influence. However, if sold, the statute requires the land be automatically detached. The two subject parcels are identified by the County Assessor as 030-240-017 (portion) and 030-250-018.

Status: Staff has completed its review of the proposal. St. Helena has filed a request with the Commission to delay consideration of the proposal in order to explore a separate agreement with the County to extend the current Williamson Act contract associated with the affected territory.

Formation of the Villa Berryessa Water District

This application has been submitted by Miller-Sorg Group, Inc. The applicant proposes the formation of a new special district under the California Water District Act. The purpose in forming the new special district is to provide public water and sewer services to a planned 100-lot subdivision located along the western shoreline of Lake Berryessa. A tentative subdivision map for the underlying project has already been approved by the County. The County has conditioned recording the final map on the applicants receiving written approval from the United States Bureau of Reclamation to construct an access road and intake across federal lands to receive water supplies from Lake Berryessa. Based on their own review of the project, the Bureau is requesting a governmental agency accept responsibility for the construction and perpetual operation of the water and sewer systems serving the subdivision.

Status: Staff is currently awaiting a response to an earlier request for additional information from the applicant.

There are four new proposals expected to be submitted to the Commission in the immediate future. A summary of these anticipated proposals follows.

Matt Drive/Easum Drive Annexation to the City of Napa

An interested landowner within a completely surrounded unincorporated island located near the intersection of Matt Drive and Easum Drive in the City of Napa has inquired about annexation. The landowner owns and operates a bed and breakfast and is interested in annexation in response to an informational mailer issued by LAFCO last year outlining the cost benefits to annexation. Subsequent follow up indicates the other two landowners within the island are agreeable to annexation. Staff is working with the City in preparing an application for consideration by the City Council.

Imola Avenue/Tejas Drive Annexation to the City of Napa

An interested landowner within a substantially surrounded unincorporated island located near the intersection of Imola Avenue and Tejas Avenue in the City of Napa has inquired about annexation. The interested landowner owns an approximate 1.5 acre undeveloped lot and is interested in ultimately pursuing a development project, although no specific plans exist at this time. Staff recently mailed out a survey to the 19 adjacent properties within the affected island to gauge interest in potentially expanding the annexation proposal to either further reduce or outright eliminate the entire island area.

Formation of a Community Services District at Capell Valley

An interested landowner has inquired about the formation of a new special district for purposes of assuming water responsibilities from an existing private water company. The affected area includes the 58-space mobile home park adjacent to Moskowite Corners as well as two adjacent parcels that are zoned for affordable housing by the County. Staff has been working with the landowner in evaluating governance options as well as other related considerations under LAFCO law. This includes recently presenting at a community meeting held at the Capell Valley Estates clubhouse on January 18, 2011. The meeting was attended by approximately 25 residents and provided staff the opportunity to explain options and processes available to residents with respect to forming a special district as well as to answer questions. Commissioner Dodd was also in attendance.

Devlin Road/South Kelly Road No. 2 Annexation to the City of American Canyon

The City of American Canyon is expected to file an annexation proposal with the Commission within the next month involving an approximate 1.1 acre portion of a 10 acre unincorporated parcel located within the City's sphere of influence. The affected territory is owned by Southern Pacific and comprises an active railroad track. The purpose of the annexation is to facilitate the planned southern extension of Devlin Road, which is expected to traverse the affected territory by way of a flyover bridge.

B. Commission Review

This item has been agendaized as part of the consent calendar for information only. Accordingly, if interested, the Commission is invited to pull this item for additional discussion with the concurrence of the Chair.

Attachments: none