



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 6b

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer

MEETING DATE: October 5, 2015

SUBJECT: Final Sphere of Influence Update for Silverado Community Services District

RECOMMENDATION

Adopt the draft resolution (Attachment Two) affirming the existing sphere of influence for Silverado Community Services District (SCSD) with no changes.

BACKGROUND

At its August 3rd meeting, the Commission received a draft sphere of influence update for SCSD. The draft report included a staff recommendation to affirm the existing sphere for SCSD with no changes. Staff subsequently initiated a 30-day public comment period inviting comments on the draft report from affected agencies and the public. No comments were received. Staff noticed a public hearing for a final report to be presented at today's Commission meeting.

SUMMARY

The final sphere of influence update for SCSD (Attachment One) is submitted to the Commission for action as part of a noticed public hearing. The final report recommends the Commission affirm SCSD's existing sphere with no changes. Additional information regarding the required factors for review pursuant to Government Code Section 56425(e) is included in the final report.

CEQA

The staff recommendation to affirm SCSD's existing sphere with no changes would be exempt from further review under the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Section 15061(b)(3). This finding would be based on the Commission determining with certainty that the affirmation of SCSD's existing sphere with no changes would have no possibility of significantly effecting the environment given no new land use or municipal service authority is granted.

Juliana Inman, Chair
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

PROCEDURES FOR CONSIDERATION

This item has been agenzized for consideration as part of 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 and invite testimony (mandatory); and
- 3) Discuss item and – if appropriate – close the hearing and consider action on recommendation.

ATTACHMENTS

- 1) Draft Sphere of Influence Update for Silverado Community Services District
- 2) Draft Resolution Affirming SCSD's Existing Sphere of Influence with No Changes



LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY
Political Subdivision of the State of California

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

SILVERADO COMMUNITY SERVICES DISTRICT
SPHERE OF INFLUENCE REVIEW AND UPDATE
Prepared in accordance with Government Code Section 56425

Final Report
October 2015



LAFCO of Napa County
Overseeing the
logical formation and development
of cities and special districts.

Commissioners

Juliana Inman, Chair, City Member
Diane Dillon, Vice Chair, County Member
Brian J. Kelly, Commissioner, Public Member
Gregory Pitts, Commissioner, City Member
Brad Wagenknecht, Commissioner, County Member
Joan Bennett, Alternate Commissioner, City Member
Keith Caldwell, Alternate Commissioner, County Member
Gregory Rodeno, Alternate Commissioner, Public Member

Staff / Administrative Office

Brendon Freeman, Executive Officer
Jennifer Gore, Commission Counsel
Kathy Mabry, Commission Secretary

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Napa, California 94559

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I. EXECUTIVE SUMMARY

This report is presented as part of a process mandated by Section 56425 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000. This report reviews and proposes amendments to the sphere of influence of the Silverado Community Services District (SCSD), originally established by Napa LAFCO in 1976 and updated in 2007.

This periodic review and update is partially based on the Commission's Central County Region Municipal Service Review which details services provided by SCSD as well as the District's ability to continue to provide and extend those services. The Central County Region Municipal Service Review is available on the Commission's website and can be accessed by clicking the link provided below:

http://www.napa.lafco.ca.gov/uploads/documents/MSR_CentralCounty_FinalReport_2014.pdf

Staff recommends that the Commission affirm the existing sphere of influence of SCSD. The District is substantially developed for urban purposes and public street lighting, street sweeping, street landscaping, and sidewalk improvement and maintenance services are provided in an efficient and orderly manner. SCSD is able to provide these services as discussed in the Commission's Central County Region Municipal Service Review. A map depicting SCSD's sphere of influence is included on page four of this report.

II. OVERVIEW

SCSD provides public street lighting, street sweeping, landscape maintenance, and sidewalk improvement and maintenance services within the unincorporated Silverado community. SCSD currently has an estimated permanent resident service population of 1,321 within an approximate 1.8 square mile jurisdictional area. Given the majority of the community is used as vacation/second homes, it is estimated the resident service population more than doubles to 2,829 when fully occupied. An additional 870 guests add to the overnight population when the Silverado Resort is fully occupied. SCSD's adopted operating budget for fiscal year 2015-16 is \$185,613 and includes 0.25 total full-time equivalent employees.

SCSD has been successful in meeting its original service objective to facilitate and serve the planned development of the Silverado Country Club that is consistent with the preferences of its constituents. SCSD has also been successful in developing sufficient capacities and funding streams to continue to provide an effective level of services within its existing jurisdictional boundary for the foreseeable future. SCSD's governance structure, finances, municipal service provision, and Commission determinations are described in more detail on pages 94 to 106 in the Central County Region Municipal Service Review.

III. ANALYSIS

SCSD operates under the land use authority of the County of Napa, which has designated the majority of land within the District as *Urban Residential* with a zoning standard of *Planned Development*. The eastern portion of SCSD is designated and zoned by the County as *Agriculture, Watershed and Open-Space* and *Agricultural Watershed*, respectively. The County General Plan identifies land within SCSD as being part of the "Silverado Urban Area" and includes a policy that limits residential development within the SCSD portion of the Silverado Urban Area to a maximum of 1,095 units. Based on this policy coupled with zoning restrictions, it appears that land located within SCSD is at or near built-out.

SCSD's existing sphere designates an appropriate service area for the District in a manner that provides for the present and future needs of its constituents and is consistent with the land use policies of the County of Napa. The existing sphere is responsive to the current and planned service capacities and facilities of SCSD. SCSD has not planned or indicated an interest in amending its sphere to facilitate future annexations to the District. Lands located within SCSD's existing sphere share common economic and social interdependencies that are distinct from areas outside the sphere.

IV. RECOMMENDATION

It is recommended that the Commission affirm SCSD's existing sphere of influence. Pursuant to California Government Code Section 56425(e), the following statements have been prepared in support of the recommendation:

Present and Planned Land Use

The present and future land uses in the Silverado Community Services District are planned for in the County of Napa General Plan as the affected land use authority. The County General Plan and adopted zoning standards provide for the current and future residential and resort uses that characterize the majority of the area.

Present and Probable Need for Public Facilities and Services

The Silverado Community Services District provides street lighting, street sweeping, landscape maintenance, and sidewalk improvement and maintenance services within its jurisdictional boundary. These public services support the planned urban and resort uses within the area's boundary as contemplated in the County of Napa General Plan. Constituents of the Silverado Community Services District have confirmed their desire for these public services by approving a special assessment to fund the District's operations.

Present Capacity and Adequacy of Public Services

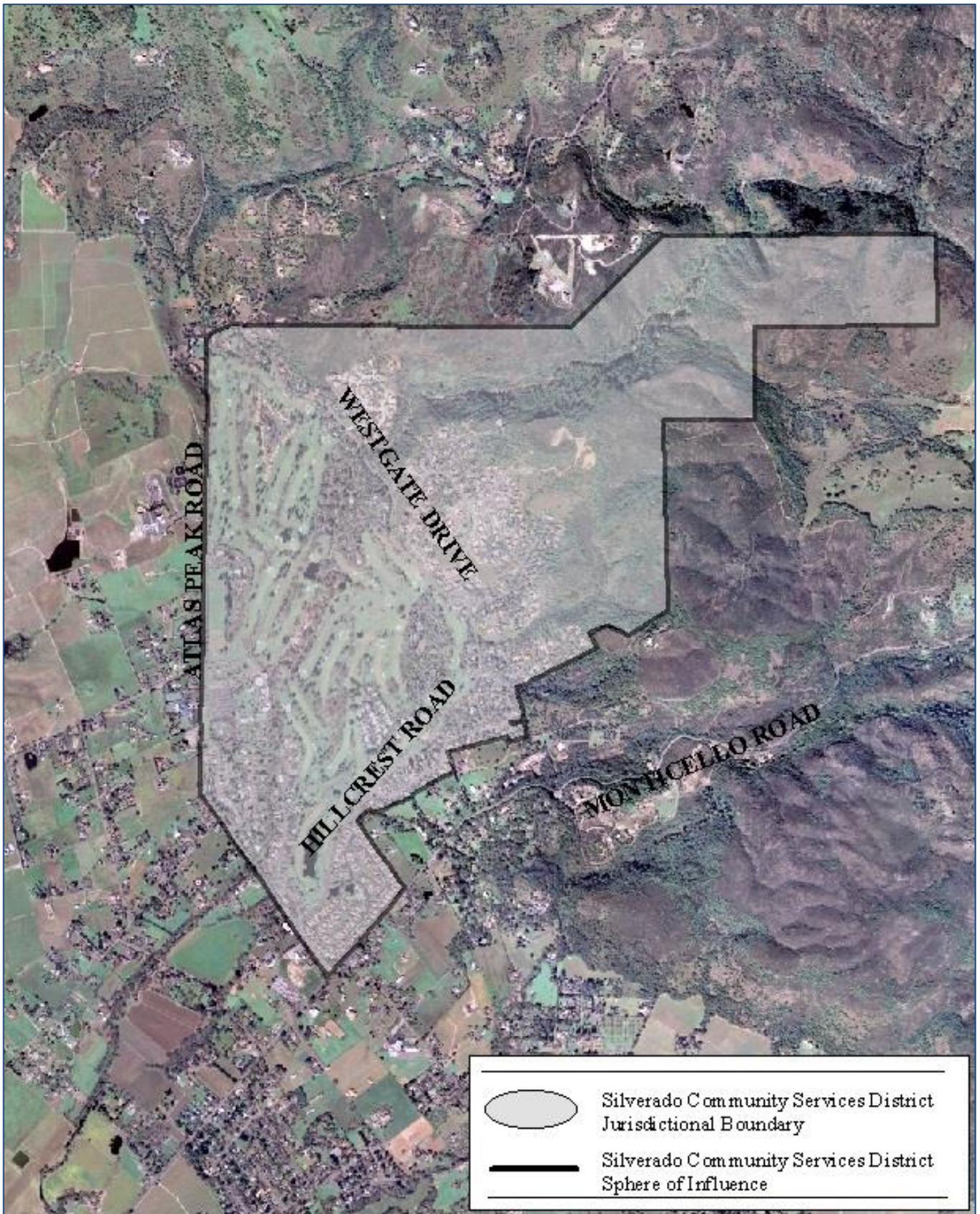
The Silverado Community Services District has demonstrated its ability to provide an adequate level of street lighting, street sweeping, landscape maintenance, and sidewalk improvement and maintenance services within the area.

Social and Economic Communities of Interest

The Silverado Community Services District fosters social and economic interdependencies within the area by providing public services in support of the planned development of the Silverado Country Club.

Present and Probable Need for Public Services for Disadvantaged Unincorporated Communities

No disadvantaged unincorporated communities meeting the definition under State law have been identified anywhere in Napa County.



RESOLUTION NO. _____

**RESOLUTION OF THE
LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY
MAKING DETERMINATIONS****SILVERADO COMMUNITY SERVICES DISTRICT
SPHERE OF INFLUENCE UPDATE**

WHEREAS, the Local Agency Formation Commission of Napa County, hereinafter referred to as “the Commission”, adopted a schedule to conduct studies of the provision of municipal services in conjunction with reviewing the spheres of influence of the local governmental agencies whose jurisdictions are within Napa County; and

WHEREAS, the Napa Local Agency Formation Commission is required to periodically review and update adopted spheres of influence for each city and special district within Napa County under Government Code Section 56425; and

WHEREAS, the Executive Officer prepared a written report of the review, including his recommendation to affirm the existing sphere of influence of the Silverado Community Services District with no changes; and

WHEREAS, said Executive Officer’s report has been presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at public meetings held on August 3, 2015 and October 5, 2015; and

WHEREAS, the Commission considered all the factors required by law under California Government Code Section 56425.

NOW, THEREFORE, the Napa Local Agency Formation Commission **DOES HEREBY RESOLVE, DETERMINE AND ORDER**, based upon the information contained in the Executive Officer’s report, correspondence from affected agencies and information received during the public hearings, as follows:

1. The sphere of influence of the Silverado Community Services District is hereby updated with no changes as shown in Exhibit One.
2. The Commission, as lead agency, finds the approved update to Silverado Community Services District’s sphere of influence is exempt from further review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15061(b)(3). This finding is based on the Commission determining with certainty the update will have no possibility of significantly effecting the environment given no new land use or municipal service authority is granted.
3. Pursuant to California Government Code Section 56425 of the Government Code, the Commission adopts the statement of determinations as shown in Exhibit Two.
4. The effective date of this sphere of influence update shall be the date of adoption set forth below.

The foregoing resolution was duly and regularly adopted by the Commission at a meeting held on October 5, 2015 by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSENT: Commissioners _____

ABSTAIN: Commissioners _____

ATTEST: Brendon Freeman
Executive Officer

Recorded by: _____
Kathy Mabry
Commission Secretary

EXHIBIT ONE

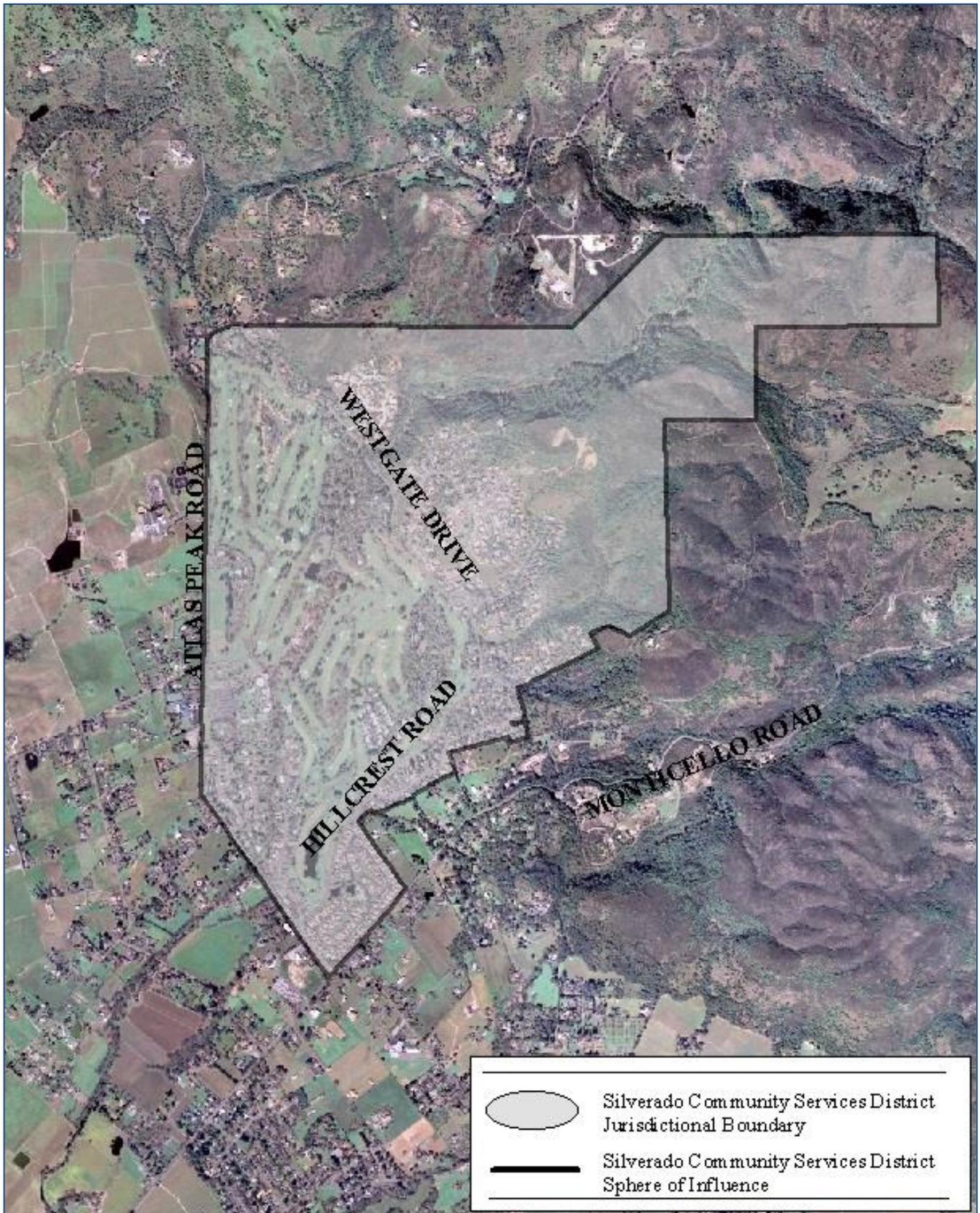


EXHIBIT TWO

STATEMENT OF DETERMINATIONS

SILVERADO COMMUNITY SERVICES DISTRICT SPHERE OF INFLUENCE UPDATE

1. Present and planned land uses in the sphere, including agricultural and open-space lands.

The present and future land uses in the Silverado Community Services District are planned for in the County of Napa General Plan as the affected land use authority. The County General Plan and adopted zoning standards provide for the current and future residential and resort uses that characterize the majority of the area.

2. The present and probable need for public facilities and services in the sphere.

The Silverado Community Services District provides street lighting, street sweeping, landscape maintenance, and sidewalk improvement and maintenance services within its jurisdictional boundary. These public services support the planned urban and resort uses within the area's boundary as contemplated in the County of Napa General Plan. Constituents of the Silverado Community Services District have confirmed their desire for these public services by approving a special assessment to fund the District's operations.

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

The Silverado Community Services District has demonstrated its ability to provide an adequate level of street lighting, street sweeping, landscape maintenance, and sidewalk improvement and maintenance services within the area.

4. The existence of any social or economic communities of interest in the sphere if the Commission determines that they are relevant to the agency.

The Silverado Community Services District fosters social and economic interdependencies within the area by providing public services in support of the planned development of the Silverado Country Club

5. Present and probable need for public services for disadvantaged unincorporated communities

No disadvantaged unincorporated communities meeting the definition under State law have been identified anywhere in Napa County.