



Local Agency Formation Commission
LAFCO of Napa County

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May 3, 2010

Agenda Item No. 5c (Consent: Information)

April 26, 2010

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 April 5, 2010 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.

Clark-West Ranch et. al.

The City of American Canyon proposes the annexation of six unincorporated areas totaling approximately 500 acres. The six areas include all or portions of 10 assessor parcels lying within American Canyon’s urban limit line. Five of the six areas are also proposed for annexation into the American Canyon Fire Protection District (ACFPD). Each area is assigned a short-term designation and summarized below.

- Clark-West Ranch (Area 1)
This area is 30.4 acres in size and includes a portion of an assessor parcel owned by American Canyon. The entire area is undeveloped; however, a portion is used by the American Canyon 4-H Club and includes equipment and animals.
- Eucalyptus Grove (Area 2)
This area is 106.6 acres in size and includes one entire assessor parcel. A substantial portion of the area is leased and used as a paint-ball park.

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Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

- Atkins (Area 3)
This area is 25.4 acres in size and includes one entire assessor parcel. The entire area is undeveloped and already within ACFPD.
- Headwaters (Area 4)
This area is 218.1 acres in size and includes one entire assessor parcel. The entire area is undeveloped.
- Panattoni (Area 5)
This area is 49.2 acres in size and includes two entire assessor parcels. The entire area is undeveloped.
- Napa Valley Unified School District (Area 6)
This area is 71.6 acres in size and includes three entire assessor parcels and a portion of a fourth assessor parcel owned by Napa Valley Unified School District.

Commission consideration of the annexation of Areas 1, 3, 4, 5, and 6 is first dependent on adding the affected territories to American Canyon's sphere. Areas 1, 4, 5, and 6 also require inclusion into ACFPD's sphere. Any annexation to American Canyon would also likely involve concurrent detachment from County Service Area (CSA) No. 4.

Status: Staff issued a request for review on the proposal on March 25, 2010 from local governmental agencies. No comments have been received to date. Staff has also issued a status letter to American Canyon requesting additional information and fees necessary to process the proposal.

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 G.C. 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 October 2008 request for additional information.

Staff is aware of two active proposals that are expected to be submitted to the Commission in the future. A summary of these future proposals follows.

St. Regis Resort Project

The City of Napa has approved a planning process to develop approximately 93 acres of land comprising four parcels located along Stanly Lane in the Stanly Ranch area. The approved project is intended to accommodate a 245-room luxury resort with a commercial vineyard. Commission approval will be needed to annex the affected territory to Napa Sanitation District for the purpose of extending public sewer service.

American Canyon Town Center Project

The City of American Canyon has expressed interest in developing approximately 260 acres of unincorporated land into a mixed urban use located southeast of the intersection of Highway 29 and South Napa Junction Road. No specific uses or densities currently exist. Approximately 160 acres are located outside the current sphere of influence. The Commission is currently conducting a sphere of influence update, which includes consideration of whether to add the 160 acres as part of a comprehensive update. Any potential annexation of all the affected lands to American Canyon would also likely necessitate concurrent proceedings involving ACFPD (annexation) and CSA No. 4 (detachment).

B. Commission Review

The Commission is invited to review and discuss any of the current or future proposals identified in this report.

Attachments: none