



**Local Agency
Formation Commission**
LAFCO of Napa County

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AUGUST 7, 2006
AGENDA ITEM NO. 5a

July 31, 2006

TO: Local Agency Formation Commission

FROM: Keene Simonds, Executive Officer

SUBJECT: *Linda Vista Avenue/Wine Country Avenue No. 5 District Annexation to the Napa Sanitation District (Action)*

The Commission will consider the annexation of 0.81 acres of incorporated territory to the Napa Sanitation District. The annexation is intended to facilitate the extension of sewer service to an existing single-family residence.

Proposed is the annexation of approximately 0.81 acres of incorporated territory to the Napa Sanitation District. The subject territory comprises an approximate 0.81 acre portion of a 5.0 acre parcel located in the City of Napa. Annexation is intended to facilitate the extension of sewer service to an existing single-family residence, which is currently served by a private septic system. At the request of the District, the proposed annexation is limited to the area that comprises the existing single-family residence. The remaining portion of the affected parcel is vacant and is not part of this annexation. This arrangement eliminates the need for the District to extend its sewer line to a vacant area that does not require service at this time, and reserves the District's ability to establish terms and conditions relating to potential system requirements if service is eventually required.

The Napa Sanitation District is capable of extending services to the subject territory without impact on the service levels provided to current ratepayers. The Executive Officer recommends approval of this proposal.

BACKGROUND

Applicant: Harry J. Wojcik, property owner.

Proposal: The applicant proposes annexation to the Napa Sanitation District of approximately 0.81 acres of incorporated territory in order to extend sewer service to an existing single-family residence. The property owner has consented to this annexation. The District, as the subject agency, has offered its consent to the waiver of protest proceedings for this annexation.

Dr. Andrew Alexander, Vice-Chair
Mayor, City of Calistoga

Kevin Block, Commissioner
Councilmember, City of Napa

Cindy Coffey, Alt. Commissioner
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Bill Dodd, Chair
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Brad Wagenknecht, Commissioner
Supervisor, 1st District

Mark Luce, Alt. Commissioner
Supervisor, 2nd District

Guy Kay, Commissioner
Representative of the General Public

Brian Kelly, Alt. Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

Location: The subject territory comprises an approximate 0.81 acre portion of a 5.0 acre parcel located at 4455 Linda Vista Avenue in the City of Napa. The subject territory is located within the adopted sphere of influence boundary of the Napa Sanitation District and is depicted on the attached aerial map. (APN: 007-045-005)

FACTORS FOR CONSIDERATION

California Government Code §56668 provides 14 factors to be considered in the review of a proposal. The Commission’s review shall include, but is not limited to, consideration of these factors. Additional information relating to these factors can be found in the attached *Justification of Proposal*.

<p>(a) Population and population density; land area and land use; per capita assessed valuation; topography, natural boundaries, and drainage basins; proximity to other populated areas; the likelihood of significant growth in the area, and in adjacent incorporated and unincorporated areas, during the next 10 years.</p>	<p>Annexation of the subject territory to the Napa Sanitation District would facilitate the extension of sewer service to an existing single-family residence. The total population of the subject territory is two. No new development will be facilitated by this annexation, and current development is to a standard consistent with the City General Plan.</p>
<p>(b) Need for organized community services; the present cost and adequacy of governmental services and controls in the area; probable future needs for those services and controls; probable effect of the proposed incorporation, formation, annexation, or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas.</p> <p>"Services," as used in this subdivision, refers to governmental services whether or not the services are services which would be provided by local agencies subject to this division, and includes the public facilities necessary to provide those services.</p>	<p>Annexation of the subject territory to the Napa Sanitation District will facilitate the removal of private septic system within a developed residential area. The District has sufficient capacity and facilities to provide service to the subject territory without impacting the service levels of current ratepayers.</p>
<p>(c) The effect of the proposed action and of alternative actions, on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county.</p>	<p>There will be no immediate change to the subject territory brought by annexation. The majority of the surrounding area is already served by the Napa Sanitation District.</p>

<p>(d) The conformity of both the proposal and its anticipated effects with both the adopted commission policies on providing planned, orderly, efficient patterns of urban development, and the policies and priorities set forth in Section 56377. <i>(Note: Section 56377 encourages preservation of agricultural and open-space lands.)</i></p>	<p>The annexation of the subject territory to the Napa Sanitation District is consistent with the planned, orderly, and efficient patterns of development planned for in the City of Napa General Plan. The subject territory, which consists of a developed single-family residence, does not qualify as open space or agricultural land.</p>
<p>(e) The effect of the proposal on maintaining the physical and economic integrity of agricultural lands, as defined by Section 56016.</p>	<p>The subject territory is located within a developed area of the City of Napa. Extension of sewer service to the subject territory would not result in an impact to agricultural lands.</p>
<p>(f) The definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries.</p>	<p>The subject territory is substantially surrounded by the existing jurisdictional boundary of the Napa Sanitation District.</p>
<p>(g) Consistency with city or county general and specific plans.</p>	<p>The proposal is consistent with the land use policies of the City of Napa. The City General Plan designates the subject territory “Single-Family Infill 3,” which allows for a maximum density of six units per acre. The City zones the subject territory “Residential Infill 5,” which requires a minimum lot size of 5,000 square feet, which is equivalent to 0.11 acres.</p>
<p>(h) The sphere of influence of any local agency which may be applicable to the proposal being reviewed.</p>	<p>The subject territory lies within the adopted sphere of influence of the Napa Sanitation District. The proposal is consistent with the sphere of influence.</p>

<p>(i) The comments of any affected local agency.</p>	<p>The County of Napa Assessor's Office prefers that assessor parcels not be split with tax rate area lines. This annexation would create a split tax rate area line for the Napa Sanitation District for the affected parcel. This arrangement is justified because it eliminates the need for the District to extend its sewer line to a vacant area that does not require service at this time, and reserves the District's ability to establish terms and conditions relating to potential system requirements if service is eventually required.</p> <p>No other substantive comments were received from an affected local agency during the review of this proposal.</p>
<p>(j) The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for those services following the proposed boundary change.</p>	<p>The Napa Sanitation District, through its resolution establishing terms and conditions, attests to its ability to extend sewer service to the subject territory without impact to existing ratepayers.</p>
<p>(k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.</p>	<p>The subject territory is currently connected to the City of Napa's potable water system. The City's water management plan shows it is capable of delivering water to the subject territory to development levels consistent with the City General Plan.</p>
<p>(l) The extent to which the proposal will affect a city or cities and the county in achieving their respective fair shares of the regional housing needs as determined by the appropriate council of governments consistent with Article 10.6 (commencing with Section 65580) of Chapter 3 of Division 1 of Title 7.</p>	<p>The subject territory is located within the City of Napa. Annexation of the subject territory to the Napa Sanitation District will not impact the City in achieving its regional housing needs allocation.</p>
<p>(m) Any information or comments from the landowner or owners.</p>	<p>No comments were offered.</p>
<p>(n) Any information relating to existing land use designations.</p>	<p>The City of Napa General Plan designates the subject territory "Single-Family Infill 5." This is an urban land use designation that is consistent with the extension of sewer service.</p>

PROPERTY TAX AGREEMENT

In accordance with provisions of Revenue and Taxation Code §99, the County of Napa and the Napa Sanitation District by Resolution of the Board of Supervisors have agreed that no exchange of property taxes will occur as a result of annexation of lands to the Napa Sanitation District.

ENVIRONMENTAL ANALYSIS

This proposal is exempt from the provisions of the California Environmental Quality Act under Article 19, Section 15319(a) of the Guidelines. This section exempts annexations to a city or special district of areas containing existing public or private structures that conforms to the zoning density of the land use authority.

RECOMMENDATION

It is recommended for the Commission to take the following action:

- 1) Adopt the attached draft resolution approving the proposed *Linda Vista Avenue/Wine Country Avenue No. 5 District Annexation to the Napa Sanitation District*.

Respectfully submitted,

Keene Simonds
Executive Officer

Attachments

1. Aerial Map
2. Draft LAFCO Resolution of Approval
3. Justification of Proposal
4. NSD Resolution No. 06-010