



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 10a (Action)

TO: Local Agency Formation Commission
PREPARED BY: Stephanie Pratt, Clerk/Jr. Analyst SP
MEETING DATE: June 2, 2025
SUBJECT: Proposed Partrick Road No. 7 Annexation to the Napa Sanitation District and Associated CEQA Findings

RECOMMENDATION

Adopt the Resolution of the Local Agency Formation Commission of Napa County Making Determinations – Partrick Road No. 7 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

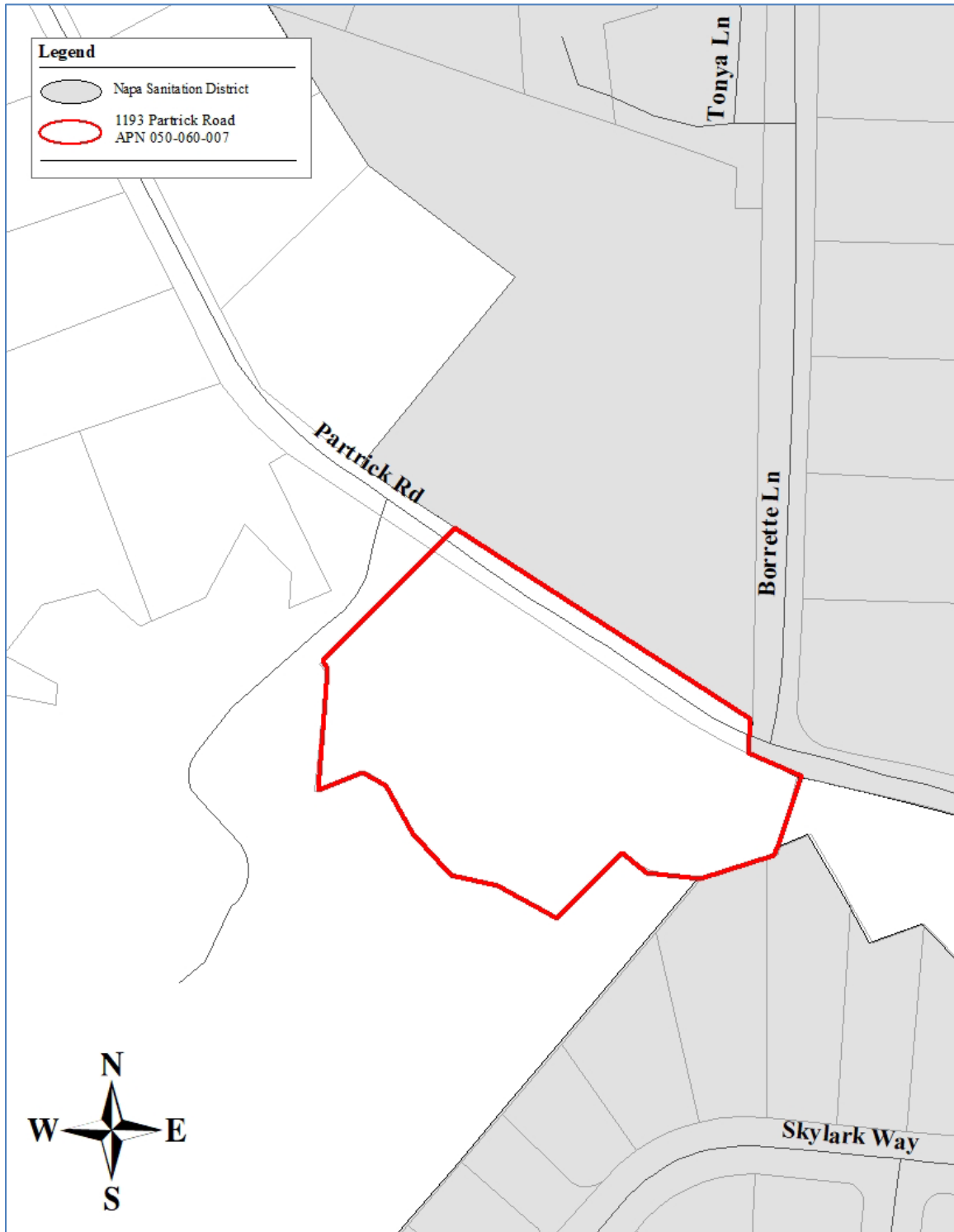
Applicant: Landowner (petition)
Proposed Action: Annexation to NSD
Assessor Parcel Numbers: 050-060-007
Location: 1193 Partrick Road
Area Size: 2.2 acres
Jurisdiction: City of Napa ("City")
Sphere of Influence Consistency: Yes
Policy Consistency: Yes
Tax Sharing Agreement: Yes – master tax exchange agreement
Landowner Consent: 100%
Protest Proceedings: Waived
CEQA: Exempt
Current Land Uses: one single-family residence, front and back yard landscaped, trees and a creek on the south and west sides.

Purpose: Connect to public sewer
Development Plans: One accessory dwelling unit in the future
Development Potential: City General Plan would allow one additional residential lot subject to City review and approval
Application: Attachment Two
Maps of Affected Territory: Following pages

Beth Painter, Vice Chair
Councilmember, City of Napa
Paul Dohring, Commissioner
Councilmember, City of Napa
David Oro, Alternate Commissioner
Councilmember, City of American Canyon

Anne Cottrell, Commissioner
County of Napa Supervisor, 3rd District
Belia Ramos, Commissioner
County of Napa Supervisor, 5th District
Joelle Gallagher, Alternate Commissioner
County of Napa Supervisor, 1st District

Kenneth Leary, Chair
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: Legally uninhabited (fewer than 12 registered voters) and 100% consent of property owners²

ENVIRONMENTAL REVIEW³

Exemptions:

1. Installation of new pipeline less than one mile⁴
 - Current and future residential units would connect via sewer main and/or laterals from existing sewer main
2. New construction or conversion of small structures⁵
 - One single-family residence on each parcel

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 56662(a): fewer than 12 registered voters

³ Reviewed by Napa LAFCO Legal Counsel

⁴ CEQA Guidelines section 15282(k)

⁵ CEQA Guidelines section 15303

RESOLUTION NO. ____

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

**PARTRICK ROAD NO. 7
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 2.2 acres of incorporated land to the Napa Sanitation District and represents one entire parcel located at 1193 Partrick Road and identified by the County of Napa Assessor’s Office as 050-060-007 along with the adjacent portion of public right-of-way on Partrick 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 June 2, 2025; 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 statutorily 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 categorical exemption from further review under CEQA Guidelines section 15303, which exempts construction and location of limited numbers of new, small facilities or structures, installation of small new equipment and facilities in small structures, and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. 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:

**PARTRICK ROAD NO. 7
ANNEXATION TO THE NAPA SANITATION DISTRICT**

5. The affected territory is shown on the map in the attached Exhibit "A".

6. The affected territory so described is uninhabited 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 56662(a).

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 June 2, 2025, after a motion by Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES: Commissioners _____

NOES: Commissioners _____

ABSENT: Commissioners _____

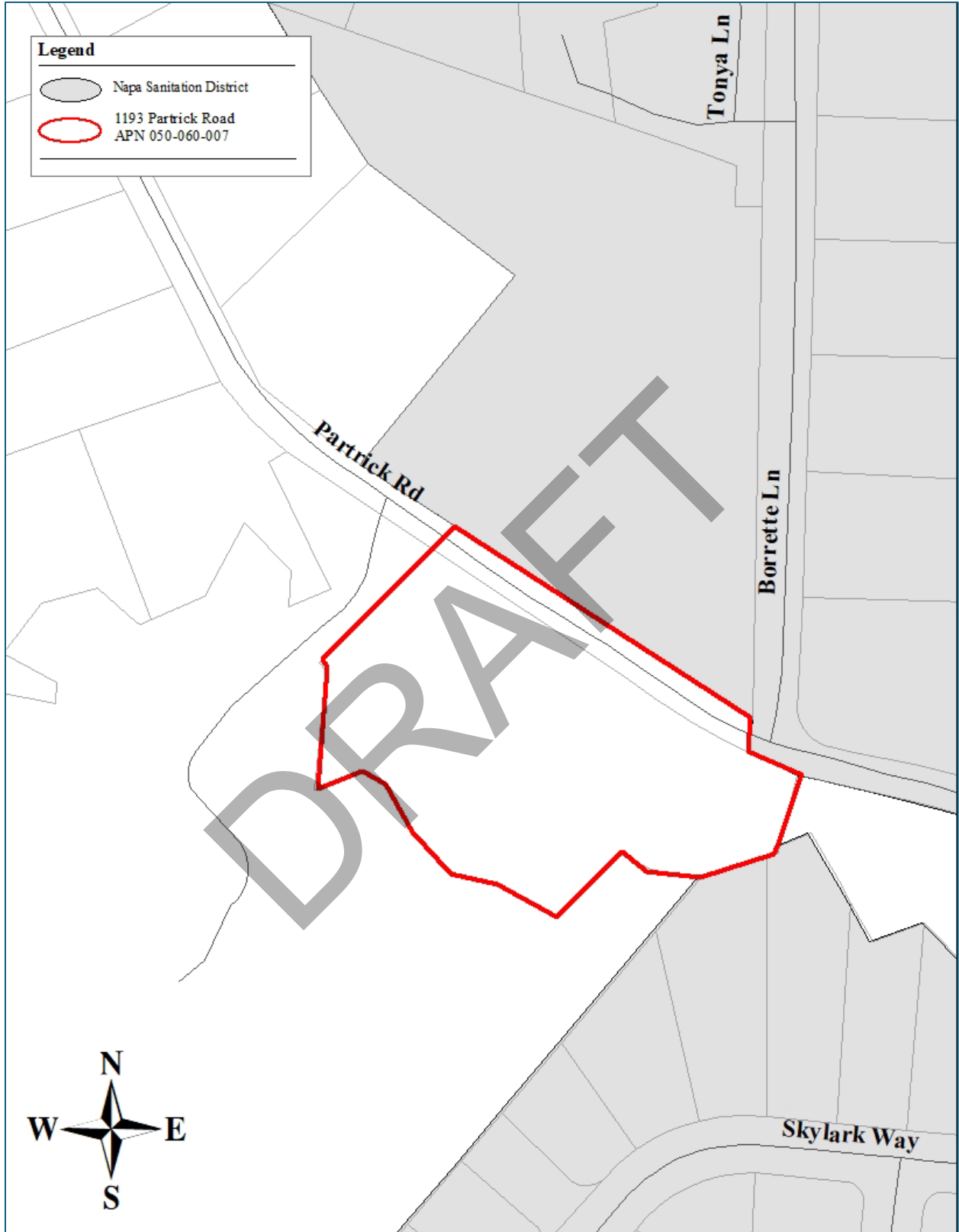
ABSTAIN: Commissioners _____

Kenneth Leary
Commission Chair

ATTEST: _____
Brendon Freeman
Executive Officer

Recorded by: Stephanie Pratt
Clerk/ Jr. Analyst

DRAFT



PROPOSAL APPLICATION
Change of Organization/Reorganization

I. APPLICANT INFORMATION

A. Name: Robert Wilson
Contact Person Agency/Business (If Applicable)

Address: 1193 Partrick Road Napa, CA, 94558
Street Number Street Name City Zip Code

Contact: 925-325-8404 rwilson57napa@gmail.com
Phone Number Facsimile Number E-Mail Address

B. Applicant Type: (Check One) Local Agency Registered Voter Landowner

II. PROPOSAL DESCRIPTION

A. Affected Agencies:

<u>Name</u>	<u>Address</u>
<u>Napa Sanitation District</u>	<u>1515 Soscol Ferry Rd, Napa, CA 94558</u>
<u>Name</u>	<u>Address</u>
<u>Name</u>	<u>Address</u>

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) Connect to Napa Sanitation District

III. GENERAL INFORMATION

A. Location:	1193 Partrick Rd	050-060-007	2
	Street Address	Assessor Parcel Number	Acres
	Portion of ROW	N/A	0.2
	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)	2.2

B. Landowners:

- (1) Assessor Parcel Number : 050-060-007 Name: Robert Wilson
 Mailing Address: 1193 Partrick Rd
 Phone Number: 925-325-8404 E-mail: rwilson57napa@gmail.com
- (2) Assessor Parcel Number : _____ Name: _____
 Mailing Address: _____
 Phone Number: _____ E-mail: _____
- (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: 3
- (2) Total Number of Registered Voters: 3

D. Land Use Factors:

- (1a) County General Plan Designation: N/A
- (1b) County Zoning Standard: N/A
- (2a) Applicable City General Plan Designation: SFR-40 (0-2 units/acre)
- (2b) Applicable City Pre-zoning Standard: RS-20 (min lot size 20,000 sq. ft.)
(Required for City Annexations)

E. Existing Land Uses: Residential
(Specific)

F. Development Plans:

- (1a) Territory Subject to a Development Project? Yes No
- (1b) If Yes, Describe Project: _____

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

G. Physical Characteristics:

- (1) Describe Topography: Existing single family residence, front and backyard landscaped, trees and western branch of Napa creek on the s/w side
- (2) Describe Any Natural Boundaries: Bounded by redwood creek on the south and west side
- (3) Describe Soil Composition and Any Drainage Basins: Cole silt loam surface drainage
- (4) Describe Vegetation: Residential landscape

H. Williamson Act Contracts
(Check One)

Yes

No

IV. GOVERNMENTAL SERVICES AND CONTROLS

A. Plan For Providing Services:

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

Sanitation

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

Connect to existing sewer line

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

Immediately

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

Extend existing sewer line closer to the subject property

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

Personal funds

V. ENVIRONMENTAL INFORMATION

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

(1) Lead Agency for Proposal: Napa Sanitation District
Name

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

- Environmental Impact Report
Negative Declaration/Mitigated Negative Declaration
[X] Categorical/Statutory Exemption: CEQA Guidelines 15282(k)
None

Provide Copies of Associated Environmental Documents

VI. ADDITIONAL INFORMATION

A. Approval Terms and Conditions Requested For Commission Consideration:

The subject parcel be Annexed to Napa Sanitation District

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: City of Napa
Mailing Address: 1600 First Street, Napa, CA 94559
E-Mail:

(2) Recipient Name: Napa Sanitation District
Mailing Address: 1515 Soscol Ferry Rd, Napa, CA 94558
E-Mail:

(3) Recipient Name:
Mailing Address:
E-Mail:

FACTORS FOR COMMISSION CONSIDERATION

Government Code §56668 & §56668.3 require a review of the following factors:

FACTOR TO CONSIDER	COMMENT
1. Population and density [§56668(a)]	Consistent: Population three (legally uninhabited)
2. Land area and land use [§56668(a)]	Consistent: 2.2 acres, SFR – Single Family Residence Jurisdiction: City of Napa, <i>Browns Valley</i> Planning Area
3. Assessed valuation [§56668(a)]	Consistent: Land: \$976,820 Structural improvements: \$325,606
4. Topography, natural boundaries and drainage basins [§56668(a)]	Consistent: Relatively flat: 0 to 2 percent slopes Drainage basin: <i>Napa River – Browns Valley Creek</i>
5. Proximity to other populated areas [§56668(a)]	Consistent: Adjacent lands on the four sides: City of Napa – developed or have residential use designations in the General Plan, contiguous to a City street
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 a lot split to create two residential lots and would require approval by the City
7. Need for government services [§56668(b)]	Consistent: Existing core services provided by the City of Napa at adequate levels include water, fire, and law enforcement. Need for service is limited to sewer to reduce dependence on septic and facilitate residential subdivision.
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</p> <p>[§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, mutual social and economic interests, and local governmental structure</p> <p>[§56668(c)]</p>	<p>Consistent: Area included in NSD SOI since 1975</p>
<p>12. Effects on planned efficient patterns of urban development</p> <p>[§56668(d)]</p>	<p>Consistent: City General Plan land use designation: <i>SFR-40 (Single Family Residential, 0-2 lots per acre)</i></p>
<p>13. Effects on maintaining physical and economic integrity of agricultural lands</p> <p>[§56668(e)]</p>	<p>Consistent: Within City RUL, not designated for agricultural or open space use</p>
<p>14. Logical, definite, and certain boundaries</p> <p>[§56668(f)]</p>	<p>Consistent: One entire parcel, located on city maintained street</p>
<p>15. Conformance to lines of assessment, ownership</p> <p>[§56668(f)]</p>	<p>Consistent: One parcel: APN 050-060-007</p>
<p>16. Creation of islands, corridors, irregular boundaries</p> <p>[§56668(f)]</p>	<p>Consistent: Would eliminate an existing pocket of territory substantially surrounded by NSD's boundary</p>
<p>17. Consistency with regional transportation plan</p> <p>[§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</p> <p>[§56668(h)]</p>	<p>Consistent: City General Plan designation: <i>SFR-40 (Single Family Residential, 0-2 lots per acre)</i> City Zoning: <i>RS-20 (Residential, minimum lot size 20,000 sq. ft.)</i></p>
<p>19. Consistency with spheres of influence</p> <p>[§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: No impact on regional housing needs</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-40 (Single Family Residential, 0-2 lots per acre)</i> City Zoning: <i>RS-20 (Residential, minimum lot size 20,000 sq. ft.)</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</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 by providing permanent access to public sewer service, eliminating potential public health hazards associated with private septic systems</p>