



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 5b (Consent)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer

MEETING DATE: June 6, 2016

SUBJECT: Current and Future Proposals

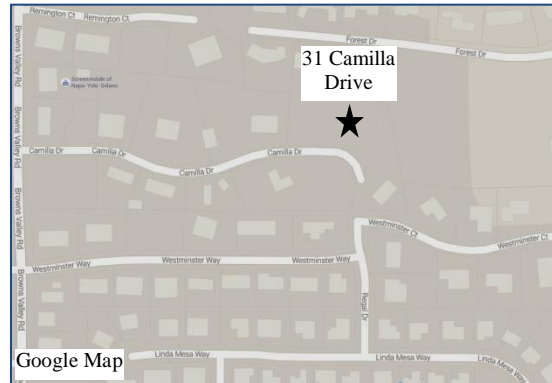
SUMMARY

There is currently one active proposal on file with LAFCO of Napa County (“Commission”) and two anticipated new proposals that are expected to be submitted to the Commission in the near future based on discussions with proponents. A summary of anticipated proposals follows.

Active Proposals

Camilla Drive No. 5 Annexation to the Napa Sanitation District

The landowner of a 1.2 acre incorporated parcel located at 31 Camilla Drive has submitted an application to annex the subject parcel to the Napa Sanitation District’s (NSD). The annexation application is for purposes of connecting an existing single-family residence and a planned second unit public sewer system. Absent annexation to NSD, the second unit would not be allowed for development under the City of Napa’s land use authority due to setback



requirements associated with the existing septic system. The landowner’s application also includes annexation of the adjacent portions of public right-of-way. The subject parcel and public right-of-way are located within NSD’s sphere of influence. NSD has provided assurances it has sufficient capacity to extend public sewer services to the subject parcel. The annexation proposal is expected to be presented to the Commission for formal action as early as a special meeting in July.

Greg Pitts, Vice Chair
Councilmember, City of St. Helena

Juliana Inman, Commissioner
Councilmember, City of Napa

Joan Bennett, Alternate Commissioner
Councilmember, City of American Canyon

Diane Dillon, 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

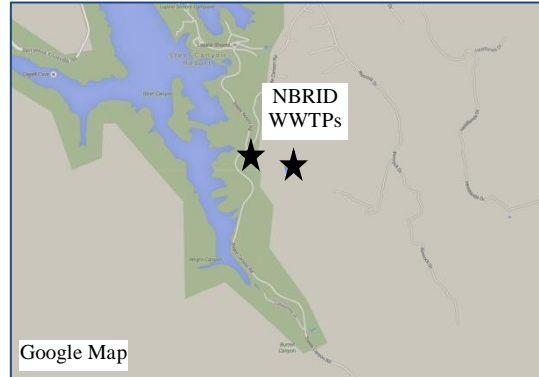
Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

Anticipated Proposals

Wastewater Treatment Plant Annexation to Napa Berryessa Resort Improvement District

Staff from Napa Berryessa Resort Improvement District (NBRID) has inquired about annexation of the District's two wastewater treatment plants. The wastewater treatment plants are located on two unincorporated parcels owned by NBRID and located outside the District's sphere of influence and jurisdictional boundary. The principal act for resort improvement districts does allow annexation of lands outside the sphere of influence. The purpose of annexation would be to reduce NBRID's annual property tax obligations given that the parcels are owned and used by the District for a municipal purpose in support of the District's operations. Annexation would not result in any new growth or development. An application from the District is expected to be submitted in the current calendar year.



Annexation of 1878 Silverado Trail to the Napa Sanitation District and City of Napa

An interested landowner of a 2.5 acre unincorporated parcel located at 1878 Silverado Trail has inquired about connecting an existing single-family residence to the Napa Sanitation District's (NSD) public sewer system. The parcel is located within the spheres of influence for NSD and the City of Napa ("City"). The private onsite septic system serving the existing residence is in extreme substandard condition. The possibility of replacing the septic system is in question due to soil conditions and topography as well as changes in regulations and standards since the septic system was originally installed. The County Environmental Health Division has recommended that the parcel be connected to NSD as soon as possible, which may be expedited by the Commission through an emergency outside service agreement. NSD has provided assurances it has sufficient capacity to extend public sewer services to the subject parcel. As a condition of annexation, NSD would require the landowner to enter into a deferred improvement agreement to extend the sewer mainline to the south end of the property. It is important to note the Commission's adopted policies would require concurrent annexation to the City. The subject parcel already has an outside water service connection from the City. The City has confirmed it would support annexation and no new environmental review would be required under the California Environmental Quality Act. The landowner is currently contemplating sewer service options and associated costs. An application from the landowner to annex to NSD and the City may be submitted within the current calendar year.

