



Local Agency Formation Commission of Napa County
Subdivision of the State of California

1030 Seminary Street, Suite B
Napa, California 94559
Phone: (707) 259-8645
Fax: (707) 251-1053
www.napa.lafco.ca.gov

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

Agenda Item 5f (Consent/Action)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer

MEETING DATE: December 5, 2016

SUBJECT: Time Extension Request: Big Ranch Road No. 6 Annexation to the Napa Sanitation District

RECOMMENDATION

Approve a time extension for the completion of terms and conditions for the *Big Ranch Road No. 6 Annexation to the Napa Sanitation District* for one year effective December 7, 2016 extending to December 7, 2017.

BACKGROUND AND SUMMARY

On December 7, 2015 the Commission approved a proposal from a representative for two landowners requesting the annexation of approximately 1.6 acres of incorporated territory to the Napa Sanitation District (NSD). The affected territory comprises two entire parcels that are each partially developed with one single-family residence along with the adjacent public right-of-way portion of Big Ranch Road. The subject parcels are located at 2101 and 2129 Big Ranch Road. The approved annexation was intended to allow the existing residences to remove their private onsite septic systems and connect to NSD's public sewer service infrastructure.

California Government Code Section 57001 requires a Certificate of Completion be filed within one year of annexation approval by LAFCO. This code section permits LAFCO to authorize an extension of time it deems reasonable for the completion of necessary terms and conditions. It has been the practice of the Commission to allow applicants a one-time extension of up to one year. The landowner has submitted a letter (Attachment One) requesting a one year time extension in order to complete the standard terms and conditions adopted by the Commission in approving the annexation. The letter states there have been unforeseen setbacks during the sewer main construction permitting process and that additional time is needed to complete all conditions of annexation. The requested time extension appears reasonable given the landowners are committed to the permitting process and public sewer service will be needed for the subject parcels.

ATTACHMENTS

- 1) Time Extension Request Letter from Landowner (October 26, 2016)
- 2) Resolution No. 2015-16

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

October 26, 2016
Job No. 01-54



Brendon Freeman
Executive Officer
Local Agency Formation Commission of Napa County
1030 Seminary Street, Suite B
Napa, CA 94559

RECEIVED
OCT 31 2016
NAPA COUNTY
LAFCO

Re: Big Ranch Road No. 6 Annexation to the Napa Sanitation District

Dear Mr. Freeman:

We are requesting that an extension be granted by the Local Agency Formation Commission (LAFCO) to annex 1.6 acres of incorporated territory located at 2101 and 2129 Big Ranch Road along with the adjacent portion of the public right-of-way to the Napa Sanitation District. We are working with the Napa Sanitation District to secure a permit for construction and connection to the existing sewer main located within Big Ranch Road. Due to unforeseen setbacks during the permitting process, we are requesting that a one (1) year extension be granted so that the standard conditions presented in your previous letter dated December 8th, 2015 can be achieved.

If you require any additional information or have any questions regarding the information provided, please feel free to contact me at your earliest convenience at (707) 258-1301.

Sincerely,

Paul N. Bartelt, P.E.
Principal Engineer

PNB:sd

cc: Ron Maxson, Owner

RESOLUTION NO. 2015-16

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

**BIG RANCH ROAD NO. 6 ANNEXATION TO
THE NAPA SANITATION DISTRICT**

WHEREAS, the Local Agency Formation Commission of Napa County, hereinafter referred to as the “Commission,” is responsible for regulating boundary changes affecting cities and special districts under the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000; and

WHEREAS, an application by Paul Bartelt, representative of the landowners, proposing the annexation of territory to the Napa Sanitation District has been filed with the Commission’s Executive Officer, hereinafter referred to as “Executive Officer,” in a manner provided by law; and

WHEREAS, the proposal seeks Commission approval to annex approximately 1.6 acres of incorporated land within the City of Napa to the Napa Sanitation District and represents two entire parcels located at 2101 and 2129 Big Ranch Road and identified by the County of Napa Assessor’s Office as 038-170-001 and 038-170-002 along with the adjacent portion of public right-of-way on Big Ranch Road; and

WHEREAS, the Executive Officer reviewed said proposal and prepared a written report, including his recommendations thereon; and

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

WHEREAS, the Commission heard and fully considered all the evidence presented at a public meeting held on said proposal on December 7, 2015; and

WHEREAS, the Commission considered all the factors required by law under Sections 56668 and 56668.3 of the California Government Code; and

WHEREAS, the Commission found the proposal consistent with the sphere of influence established for the Napa Sanitation District; and

WHEREAS, the Commission determined to its satisfaction 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 serves as lead agency for the annexation and has determined the annexation is a "project" subject to CEQA. The annexation is categorically exempt from further environmental review under California Code of Regulations (CCR), Title 14, Section 15319(b). This code section exempts annexations of individual small parcels of the minimum size for facilities that are exempted by CCR, Title 14, Section 15303, New Construction or New Conversion of Small Structures. Section 15303(a) exempts the construction of up to three single-family residences in an urbanized area; and

NOW, THEREFORE, THE COMMISSION DOES HEREBY RESOLVE, DETERMINE, AND ORDER as follows:

1. The Commission's determinations on the proposal incorporate the information and analysis provided in the Executive Officer's written report.
2. The Commission serves as lead agency for the annexation as it relates to complying with the provisions of CEQA. Staff has determined the annexation is a "project" subject to CEQA and has found the annexation is categorically exempt from further environmental review under CCR, Title 14, Section 15319(b). This code section exempts annexations of areas that are exempt under CCR, Title 14, Section 15303 including the construction of up to three single-family residences in an urbanized area. The Commission's findings are based on its independent judgment and analysis. The records upon which these findings are made are located at the Commission office at 1030 Seminary Street, Suite B, 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:

**BIG RANCH ROAD NO. 6 ANNEXATION TO
THE NAPA SANITATION DISTRICT**

5. The affected territory is shown on the attached map and is more precisely described 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 authorizes conducting authority proceedings to be waived 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) Written confirmation by the Napa Sanitation District that its terms and conditions have been satisfied.
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.

The foregoing resolution was duly and regularly adopted by the Commission at a regular meeting held on the December 7, 2015, by the following vote:

AYES: Commissioners KELLY, PITTS, DILLON, INMAN AND WAGENKNECHT

NOES: Commissioners NONE

ABSTAIN: Commissioners NONE

ABSENT: Commissioners NONE

ATTEST: Kathy Mabry
Commission Secretary

Exhibit "A"
BIG RANCH ROAD NO. 6 ANNEXATION TO THE NAPA SANITATION DISTRICT
GEOGRAPHIC DESCRIPTION

All that certain real property situated in a portion of the Napa Rancho, Township 6 North, Range 4 West, Mount Diablo Base and Meridian, in the City of Napa, County of Napa, State of California, described as follows:

Beginning at the northeasterly corner of the Big Ranch Road No. 5 Annexation to the Napa Sanitation District recorded December 15, 2015 in Document Number 2015-0030593, Official Records of Napa County;

Thence, (1) North 64° 20' 02" East 60.00' feet; to the eastern edge of right of way of Big Ranch Road.

Thence, (2) North 25° 23' 25" West 242.28 feet;

Thence, (3) South 64° 20' 02" West 60.00 feet;

Thence, (4) South 57° 18' 00" West 252.35 feet;

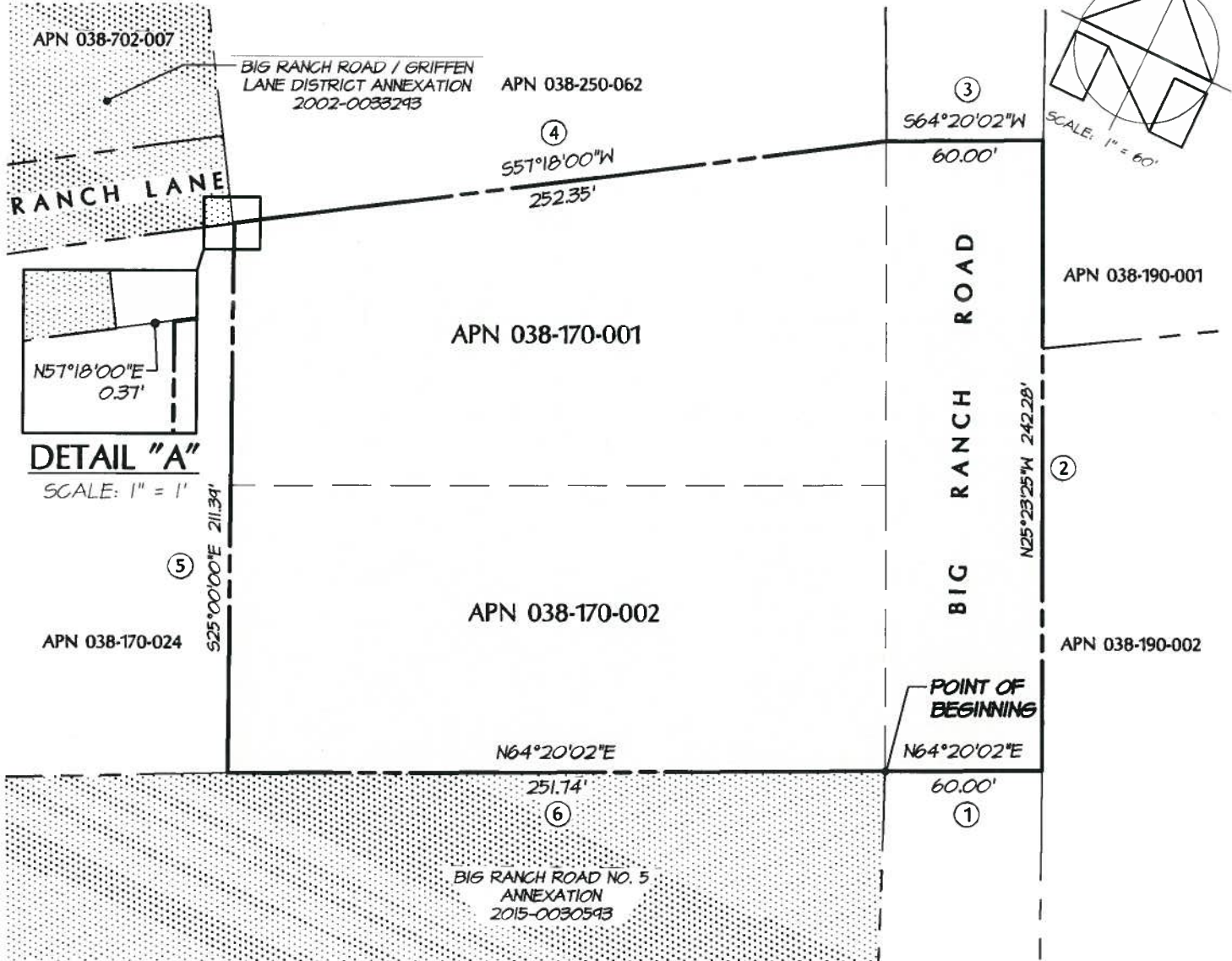
Thence, (5) South 25° 00' 00" East 211.39 feet; to the northern edge of the Big Ranch Road No. 5 Annexation to the Napa Sanitation District recorded December 15, 2015 in Document Number 2015-0030593, Official Records of Napa County;

Thence, (6) along said Big Ranch Road No. 5 Annexation District boundary North 64° 20' 02" East 251.74 feet to the Point of Beginning, containing 1.63 acres of land, more or less.

FINAL

MAP DELINEATING THE BOUNDARY OF BIG RANCH ROAD NO. 6 ANNEXATION TO THE NAPA SANITATION DISTRICT

SCALE: 1" = 60'



LEGEND:

AREA TO BE ANNEXED

AREA : 1.63± ACRES
ZONE : RS-20

EXISTING NAPA SANITATION
DISTRICT AREA



BARTELT
ENGINEERING
CIVIL ENGINEERING · LAND PLANNING
1303 Jefferson Street, 200 B, Napa, CA 94559
Tel 707-258-1301 · Fax 707-258-2926
· www.barteltengineering.com ·

FINAL

Job No. 01-54
February 2016