



Local Agency Formation Commission
LAFCO of Napa County

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October 4, 2010
Agenda Item No. 5b (Information)

September 28, 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 August 2, 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.

Clarke Ranch West and American Canyon Middle School Annexation to the City of American Canyon

The City of American Canyon proposes the annexation of two unincorporated and non-contiguous areas totaling approximately 52.5 acres. The two areas include all or portions of three assessor parcels lying within American Canyon's urban limit line. Consistent with policies and practices, the Commission's review of the proposal will also include concurrent annexation of the affected territory to the American Canyon Fire Protection District (ACFPD) and detachment from County Service Area (CSA) No. 4. Each area is assigned a short-term designation and summarized below.

- **American Canyon Middle School**

This property is 22.1 acres in size and includes one entire assessor parcel and a portion of a second assessor parcel owned by the Napa Valley Unified School District. The property is scheduled to be developed into a 530-student middle school with construction commencing later this year.

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Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

- Clarke Ranch West

This property is 30.4 acres in size and includes a portion of an assessor parcel owned by American Canyon immediately southwest of the Eucalyptus Grove property. The property is undeveloped; however, a portion is used by the American Canyon 4-H Club and includes equipment and animals for educational purposes. The property lies outside American Canyon's sphere of influence, but is eligible for annexation under Government Code Section 56742. This section allows cities to annex non-contiguous lands lying outside their spheres if certain preconditions exist. This includes land that is less than 300 acres in total size and owned and used by the city at the time of proposal initiation for municipal purposes. The Commission has previously utilized this section for similar type of annexations involving Alston and Trancas Crossing Parks to the City of Napa.

Status: Staff issued a request for review 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. This includes a map and geographic description of the affected territory. American Canyon has requested staff delay processing the proposal to allow the City to establish a conservation easement on the Clarke Ranch property.

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 Government Code 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 specific proposals that are expected to be submitted to the Commission in the future. A summary of these future proposals follows.

American Canyon Town Center Project

The City of American Canyon has adopted a resolution of application to annex approximately 320 acres of unincorporated land for purposes of facilitating a conceptualized mixed urban use project located southeast of the intersection of State Highway 29 and South Napa Junction Road. No specific uses or densities currently exist. The Commission added 220 acres of this territory to American Canyon's sphere of influence as part of a comprehensive sphere update at its June 7 meeting. The City Council, serving as *ex officio* Board of Directors, also adopted a resolution of application proposing concurrent annexation of the affected territory into ACFPD. Based on practice, the Commission's review of the proposal would also include concurrent detachment from CSA No. 4.

Status: The underlying applicant (McGrath Properties) is currently working with all subject landowners to receive written consent before the proposal is filed with the Commission.

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. Staff recently met with the project proponent and was informed the landowners may file an expanded proposal to annex the entire Stanly Ranch area for purposes of economizing resources.

Status: The St. Regis Group has delayed filing a proposal with the Commission to annex the affected territory to the Napa Sanitation District until a legal challenge to the environmental impact report is further resolved.

B. Commission Review

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

Attachments: none