



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

1700 Second Street, Suite 268  
Napa, CA 94559  
(707) 259-8645  
FAX (707) 251-1053  
<http://napa.lafco.ca.gov>

**June 4, 2007**  
**Agenda Item No. 5b**

May 29, 2007

**TO:** Local Agency Formation Commission

**FROM:** Keene Simonds, Executive Officer  
Tracy Geraghty, Analyst

**SUBJECT:** *Villa Lane No. 7 District Annexation to the Napa Sanitation District  
(Consent - Action)*

The Commission will consider an application to annex approximately 1.35 acres of incorporated territory to the Napa Sanitation District. The annexation is intended to facilitate the subdivision and development of the subject territory into a 20-unit condominium complex.

---

Proposed is the annexation of 1.35 acres of incorporated territory to the Napa Sanitation District (NSD). The subject territory consists of one 1.17 acre parcel that includes an existing single family residence and a 0.18 acre right-of way portion of Villa Lane in the City of Napa. The annexation is intended to facilitate the subdivision and development of the subject territory into a 20-unit condominium complex. This project has been approved by the City of Napa and is referred to as the "Silverado Villa."

NSD is capable of extending services to the proposed development project without impact on the service levels provided to current ratepayers. The Executive Officer recommends approval of this proposal.

### **General Information**

**Applicant:** The RMCI Group, property owners.

**Proposal:** The applicant proposes annexation of 1.35 acres of incorporated territory to NSD in order to make sewer services available for an underlying development project. The subject territory consists of one 1.17 acre parcel that includes an existing single family residence and a 0.18 acre right-of-way portion of Villa Lane in the City of Napa. The proposed project, known as "Silverado Villa," will include a 20-unit condominium complex and was approved by the City of Napa on February 20, 2007.

**Location:** The subject territory is located at 3500 Villa Lane in the City of Napa. The County of Napa Assessor's Office identifies the subject territory as 038-250-014.

---

Jack Gingles, Chair  
Mayor, City of Calistoga

Juliana Inman, Commissioner  
Councilmember, City of Napa

Cindy Coffey, Alternate Commissioner  
Councilmember, City of American Canyon

Brad Wagenknecht, Vice-Chair  
County of Napa Supervisor, 1st District

Bill Dodd, Commissioner  
County of Napa Supervisor, 4th District

Mark Luce, Alternate Commissioner  
County of Napa Supervisor, 2nd District

Brian J. Kelly, Commissioner  
Representative of the General Public

Gregory Rodeno, Alternate Commissioner  
Representative of the General Public

Keene Simonds  
Executive Officer

## Factors for Consideration

California Government Code §56668 et al provides a list of 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 completed by the applicant.

<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>The subject territory currently includes one single-family residence that is occupied by one person. The annexation of the subject territory to NSD would facilitate the development of a 20-unit condominium. Based on the California Department of Finance's projection of 2.62 persons per household in the City of Napa, the subject territory at project buildout will have a population of approximately 53 people. This projected population density is consistent with adjacent areas.</p> <p>Topography within the subject area is characterized by very flat lands. Salvador Creek runs north of the subject territory.</p> <p>The present total assessed value of the subject territory is \$63,864.<sup>1</sup></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>The annexation of the subject territory would facilitate the extension of public sewer service to serve 20 new multi-family residential units. NSD's current average-day sewer demand is 6.9 million gallons. At an expected daily use rate of 210 gallons per residence, the proposed project will generate an additional daily sewer demand of 4,200 gallons. With a current total-day treatment capacity of 15.4 million gallons, NSD 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>Annexation to NSD would facilitate the development of the subject territory in a manner that is consistent with the surrounding area. A substantial portion of the surrounding area is already served by NSD.</p>

<sup>1</sup> The annexation of the subject territory to the Napa Sanitation District will not change property taxes. Existing Tax Rate Areas (TRAs) will be matched to new TRAs. After annexation, the District will be permitted to charge property owners for services using the County's assessment rolls.

<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. (Note: Section 56377 encourages preservation of agricultural and open-space lands.)</p>	<p>The annexation of the subject territory to NSD is consistent with the planned, orderly, and efficient patterns of urban development within the City of Napa.</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 an urbanized portion 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 parcel specific with clear and certain boundaries.</p>
<p>(g) Consistency with city or county general and specific plans.</p>	<p>The annexation of the subject territory to NSD is consistent with the land use policies of the affected land use authority, the City of Napa. The City designates the subject territory <i>Multi-Family Residential – 33H</i>. This designation provides for multi-family housing at a density range of 18.25 to 25 units per acre. The proposed density of the underlying project is 20 units per acre, which is consistent with its General Plan. The subject territory is zoned under the City of Napa’s Big Ranch Specific Plan as RH-25. This zoning allows for multi-family residential housing at up to 25 units per acre.</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 NSD. The proposal is consistent with NSD’s sphere, which was comprehensively updated by LAFCO in August 2006.</p>
<p>(i) The comments of any affected local agency.</p>	<p>No 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>NSD, through its resolution of consent, attests to its ability to extend sewer service to the subject territory without impact to existing ratepayers.</p>

(k) Timely availability of water supplies adequate for projected needs as specified in Section 65352.5.	The subject territory is currently connected to the City of Napa's potable water system. The City's overall water use per day in 2006 averaged 12.9 gallons. At an average of 307 gallons a day per residence, the proposed project will generate an additional water demand of 5,837 gallons a day. The City's water management plan shows it is capable of delivering approximately 35 million gallons a day to its customers.
(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.	The subject territory is located within the City of Napa. Annexation of the subject territory to NSD will not impact the City in achieving its regional housing needs allocation.
(m) Any information or comments from the landowner or owners.	No comments were offered.
(n) Any information relating to existing land use designations.	As noted, the City of Napa designates the subject territory <i>Multi-Family Residential – 33H</i> .
5668.3(a)1 Whether the proposed annexation will be for the interest of the landowners or present or future inhabitants within the district and within the territory proposed to be annexed to the district.	The proposed annexation is intended to benefit future inhabitants of the subject territory by providing future access to public sewer service.

### Property Tax Agreement

In accordance with provisions of Revenue and Taxation Code §99, the County of Napa and NSD 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 District.

### Environmental Analysis

On February 20, 2007, the City of Napa adopted *Resolution R2007-32*, which involved the approval of a tentative subdivision map for the underlying project associated with this proposal. The City Council found the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14, Section §15332 of the California Code of Regulations. This code exempts in-fill development projects that are consistent with the local general plan and assigned zoning standard. This exemption is provided for the Commission to review and consider as responsible agency under CEQA.

### **Alternatives for Commission Action**

After consideration of this report, the Commission should consider taking one of the following actions:

- Option A:** Adopt the form of the attached resolution approving the proposed *Villa Lane No. 7 District Annexation to the Napa Sanitation District*.
- Option B:** If the Commission requires more information, continue this matter to a future meeting.

### **Recommendation**

Staff recommends Option A: approval of the annexation proposal as submitted by the applicant.

Respectfully submitted,

---

Keene Simonds  
Executive Officer

---

Tracy Geraghty  
Analyst

#### Attachments:

1. Draft LAFCO Resolution of Approval
2. Justification of Proposal
3. NSD Resolution No. 07-012
4. City of Napa Resolution R2007-32