



Local Agency Formation Commission
LAFCO of Napa County

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April 5, 2010
Agenda Item No. 9a (Discussion)

March 29, 2010

TO: Local Agency Formation Commission

FROM: Keene Simonds, Executive Officer

SUBJECT: Sphere of Influence Update on the City of American Canyon

The Commission will receive a draft report on its scheduled sphere of influence update on the City of American Canyon. The draft report includes a recommendation to add 323 acres of unincorporated territory to the sphere of influence. The draft report is being presented for discussion.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 directs Local Agency Formation Commissions (LAFCOs) to review and update each local agency's sphere of influence every five years as needed. LAFCO updates spheres of influence to designate the territory it believes represents the appropriate and probable service area and jurisdictional boundary of the affected agency within a given timeframe. All jurisdictional changes, such as annexations and detachments, must be consistent with the spheres of influence of the affected local agencies with limited exceptions.

A. Discussion

In accordance with its adopted study schedule, LAFCO of Napa County ("Commission") has prepared a draft report representing its scheduled sphere of influence update on the City of American Canyon. The draft report identifies and evaluates areas warranting consideration for inclusion or removal from American Canyon's sphere of influence, which was last updated in February 2004. Underlying this effort is to designate the sphere of influence consistent with the legislative and local policies of the Commission in a manner emphasizing a five-year planning area for future annexations. The draft report also incorporates a formal request made by American Canyon to update the City's sphere of influence to match its recently revised Urban Limit Line (ULL).

The draft report recommends the Commission update American Canyon's sphere of influence to include approximately 323 acres of additional unincorporated territory. The recommended additions comprise three distinct study areas identified in the draft report as "A," "D," and "F" and are summarized below.

Juliana Inman, Chair
Councilmember, City of Napa

Lewis Chilton, Commissioner
Councilmember, Town of Yountville

Joan Bennett, Alternate Commissioner
Councilmember, City of American Canyon

Bill Dodd, Vice Chair
County of Napa Supervisor, 4th District

Brad Wagenknecht, Commissioner
County of Napa Supervisor, 1st 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

- Study Area A includes 293 acres of unincorporated territory located immediately north of American Canyon in the industrial park south of the Napa County Airport. It includes four assessor parcels lying within the ULL and commonly referred to as Headwaters, Panattoni, and Atkins properties. An adjacent right-of-way portion of State Highway 29 is also recommended for inclusion.
- Study Area D includes 22 acres of unincorporated territory located east of American Canyon and north of the LaVigne Subdivision along American Canyon Road. It includes two entire assessor parcels and a portion of third assessor parcel all owned by the Napa Valley Unified School District and within the ULL. A middle school project has been approved for the site with construction scheduled to begin later this year.
- Study Area F includes 7.0 acres of unincorporated territory located immediately north of American Canyon along State Highway 29. It includes two assessor parcels developed with an auto-salvage yard and a single-family residence. The two assessor parcels are outside, but substantially surrounded by the ULL.

Of particular interest to the Commission, the draft report does not recommend adding to American Canyon's updated sphere of influence the Lower Watson Lane/Town Center site. This site is identified in the report as Study Area "E" and comprises 477 acres of unincorporated territory located along American Canyon's eastern perimeter and within the ULL. Inclusion into the sphere of influence appears premature on a policy basis given the affected territory is entirely designated for agricultural use by the County of Napa and a sizeable portion also qualifies as prime agricultural land. There is also a lack of pertinent land use and service planning information relative to the site. It would be appropriate for American Canyon to first provide more specification with respect to uses, densities, and service capacities for the site in order for the Commission to consider whether an exception to the above-mentioned policy considerations is warranted.

A copy of the draft report was sent to Commissioners and interested parties on March 17, 2010 in conjunction with initiating a 30-day public review period. A notice on the public review period was also sent to all landowners within each of the six study areas. A copy of the draft report has also been posted on the Commission website.

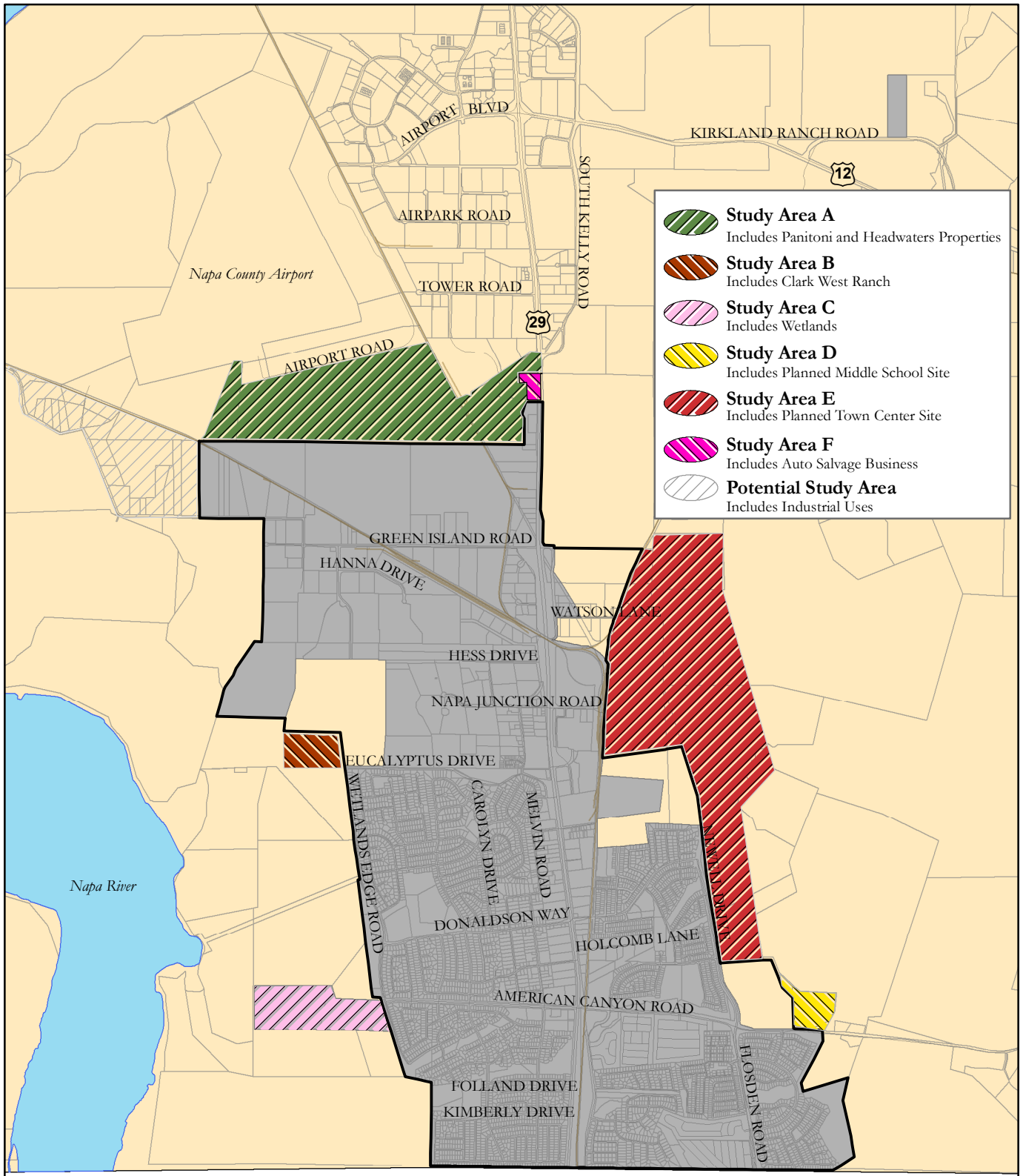
B. Commission Review

Staff will provide a brief summary of the draft report and highlight key policy issues. Commissioners are encouraged to provide feedback to staff on the scope and contents of the draft report. This may include requesting additional analysis. Staff requests the Commission also allow for public comments on the draft report. Unless otherwise directed, staff anticipates presenting a final report, with or without revisions, to the Commission for consideration at its next regularly scheduled meeting.

Attachment:

- 1) Map of Study Areas

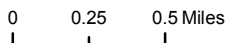
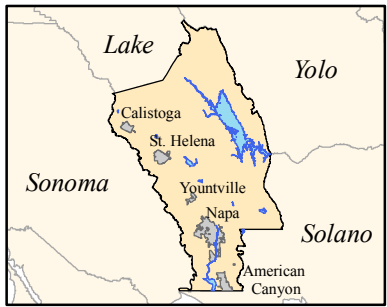
Study Areas



	Study Area A Includes Panitoni and Headwaters Properties
	Study Area B Includes Clark West Ranch
	Study Area C Includes Wetlands
	Study Area D Includes Planned Middle School Site
	Study Area E Includes Planned Town Center Site
	Study Area F Includes Auto Salvage Business
	Potential Study Area Includes Industrial Uses

Legend

	City of American Canyon Jurisdictional Boundary
	City of American Canyon Sphere of Influence
	Unincorporated Land



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