



A Tradition of Stewardship
A Commitment to Service

Agenda Date: 11/26/2013

Agenda Placement: 10B

NAPA COUNTY BOARD OF SUPERVISORS Board Agenda Letter

TO: Board of Supervisors

FROM: Lawrance Florin - Director
Housing and Intergovernmental Affairs

REPORT BY: Lawrance Florin, DIR HOUSING AND INTERGOVERNMENTAL AFFAIRS - 253-4621

SUBJECT: Discussion regarding Yountville request to form a committee to discuss potential annexation issues

RECOMMENDATION

County Executive Officer requests Board direction regarding a request from the Town of Yountville to enter into discussions to amend its sphere of influence to include the Domaine Chandon Visitor Center, restaurant, tasting room and administrative offices.

EXECUTIVE SUMMARY

At its October 15, 2013 meeting, the Yountville Town Council adopted a resolution requesting the Local Agency Formation Commission of Napa County (LAFCO) to amend the Town's sphere of influence (SOI) to include the Domaine Chandon Visitor Center, restaurant, tasting room and administrative offices located on 15.07 acres of the parcel identified as 2410 California Drive (commonly known as 1 California Drive), Yountville, California (APN 034-140-022). In addition, the Town Council also appointed two of its members, Mayor John Dunbar and Marjorie Mohler to an ad hoc committee to meet with County representatives and discuss options that may negate the Town's need to expand its SOI. Town Council delayed submittal of the Town's resolution to LAFCO for 90 days to allow time for Town and County representatives to meet and negotiate.

Staff is seeking Board direction on responding to this request.

PROCEDURAL REQUIREMENTS

1. Staff Reports
2. Public Comment
3. Motion, second, discussion and vote on item

FISCAL IMPACT

Is there a Fiscal Impact? No

ENVIRONMENTAL IMPACT

ENVIRONMENTAL DETERMINATION: The proposed action is not a project as defined by 14 California Code of Regulations 15378 (State CEQA Guidelines) and therefore CEQA is not applicable.

BACKGROUND AND DISCUSSION

On October 15, 2013 Yountville Town Manager sent the attached communication to County CEO Nancy Watt. At its October 15, 2013 meeting, the Yountville Town Council adopted a resolution requesting the Local Agency Formation Commission of Napa County (LAFCO) to amend the Town's sphere of influence (SOI) to include the Domaine Chandon Visitor Center, restaurant, tasting room and administrative offices located on 15.07 acres of the parcel identified as 2410 California Drive (commonly known as 1 California Drive), Yountville, California (APN 034-140-022). In addition, the Town Council also appointed two of its members, Mayor John Dunbar and Marjorie Mohler to an ad hoc committee to meet with County representatives and discuss options that may negate the Town's need to expand its SOI. The Town Council delayed submittal of the Town's resolution to LAFCO for 90 days to allow time for Town and County representatives to meet and negotiate.

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 and Section 99 of California's Revenue and Taxation Code prescribe a mandatory duty for the local agencies to timely commence negotiations to determine the amount of property tax revenues to be exchanged between and among the local agencies as part of the SOI expansion, which is typically the precursor to annexation. However, the County's mandatory duty to commence negotiations is not triggered until the Town's resolution has been submitted with LAFCO and the Auditor has notified the County about the resulting changed proportion of property tax revenue. Also, the Cortese-Knox-Hertzberg Act does not require that the two agencies reach an agreement.

Staff is seeking direction from the Board of Supervisors of how they wish County staff to respond to the Town's request for the creation of an ad hoc committee.

SUPPORTING DOCUMENTS

A . Letter from Town of Yountville

CEO Recommendation: Approve

Reviewed By: Molly Rattigan