



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

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

Agenda Item 5b (Consent/Information)

TO: Local Agency Formation Commission
PREPARED BY: Brendon Freeman, Executive Officer
MEETING DATE: April 2, 2018
SUBJECT: Current and Future Proposals

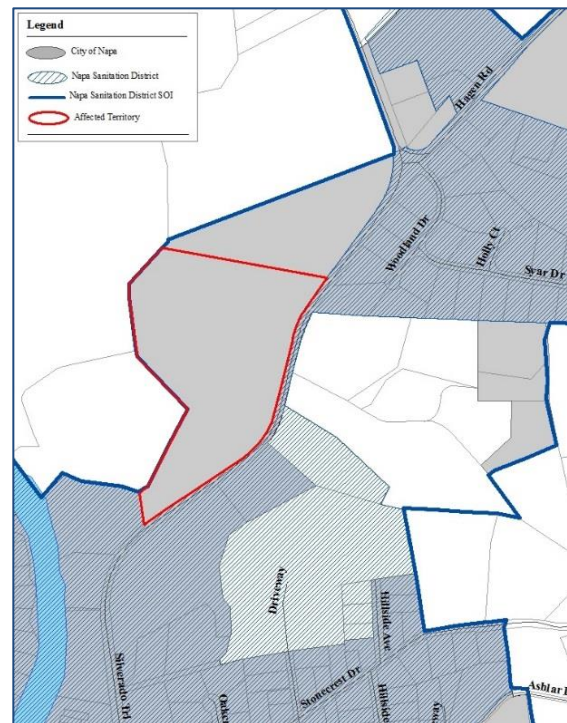
SUMMARY

California Government Code Section 56857 requires change of organization or reorganization proposals to be placed on the agenda for the next Commission meeting for information purposes only. This report summarizes all proposed changes of organization or reorganization that have been submitted or are anticipated to be submitted to the Commission. There is currently one active proposal on file and 10 anticipated new proposals that are expected to be submitted in the foreseeable future based on discussions with proponents. A summary of active and anticipated proposals follows.

Active Proposals

Silverado Trail No. 3 Annexation to the Napa Sanitation District

The landowner of a parcel within the City of Napa has submitted an application for annexation to the Napa Sanitation District (NSD). The parcel is identified as Assessor Parcel Number 052-010-011 and is within NSD's sphere of influence (SOI). The purpose of the proposal is to facilitate the subdivision of the parcel under the City's land use authority. A tentative map has been filed with the City and is currently undergoing review by the City. The annexation application is incomplete pending the City's adoption of documentation and findings associated with the California Environmental Quality Act (CEQA). The City will adopt an Initial Study and Mitigated Negative Declaration for the subdivision that will satisfy CEQA requirements associated with the annexation. The proposed annexation to NSD is expected to be considered for formal action by the Commission as early as its June 4, 2018, meeting.



Scott Sedgley, Commissioner
Councilmember, City of Napa

Margie Mohler, Commissioner
Councilmember, Town of Yountville

Kenneth Leary, Alternate Commissioner
Councilmember, City of American Canyon

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

Diane Dillon, Commissioner
County of Napa Supervisor, 3rd District

Ryan Gregory, Alternate Commissioner
County of Napa Supervisor, 2nd District

Brian J. Kelly, Vice Chair
Representative of the General Public

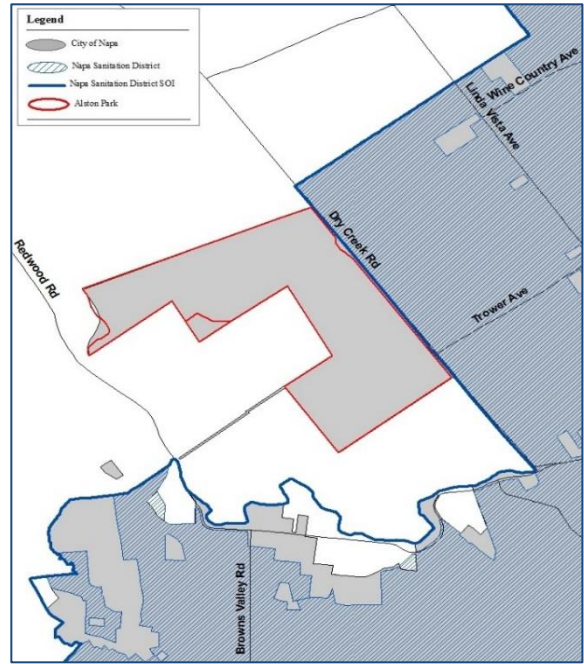
Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

Anticipated Proposals

Alston Park SOI Amendment and Annexation to NSD

The City of Napa has inquired about annexing a portion of Alston Park to NSD. Alston Park is owned by the City and located within the City’s jurisdictional boundary. However, Alston Park is located outside NSD’s SOI and jurisdictional boundary. Therefore, an SOI amendment for NSD is needed in order for the Commission to consider an annexation proposal. These two actions may be considered concurrently by the Commission. The purpose of annexing a portion of Alston Park to NSD would be to allow the City to construct a public restroom near the south entrance of Alston Park consistent with the City’s Capital Improvement Plan for public parks. A proposal for an SOI amendment and concurrent annexation to NSD is expected to be submitted by the City in approximately one month.



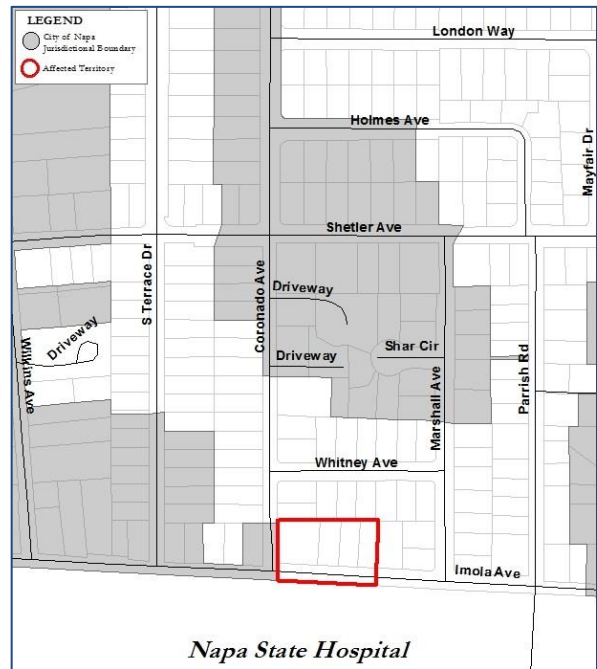
Silverado Trail/Saratoga Drive Annexation to the City of Napa

The landowner of three unincorporated parcels totaling 4.4 acres located at 330 Silverado Trail has inquired about annexation to the City of Napa. The parcels are located within the City’s SOI as well as NSD’s SOI and jurisdictional boundary. Notably, the parcels are located within an entirely surrounded unincorporated “pocket” that does not qualify as an island due to the existence of prime agricultural lands on two of the parcels. Current land uses within the parcels include a planted vineyard, a barn, and four single-family residences. The purpose of annexation would be to facilitate the intensification of residential uses as allowed under the City’s land use authority. Annexation to the City could potentially facilitate the future development of the subject parcels to include up to 33 total single-family residential units based on parcel sizes and the City’s General Plan land use designation. The City is expected to consider adopting a resolution of application to annex the parcels within the next four months.



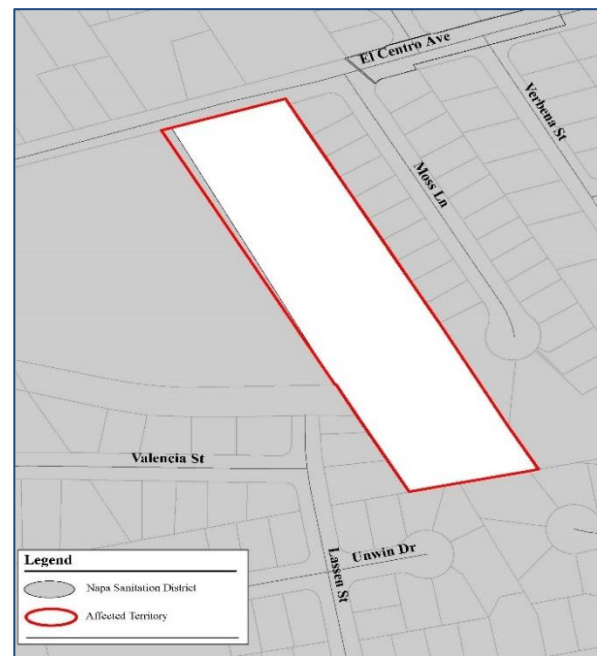
Imola Avenue/Coronado Avenue Annexation to the City of Napa

The landowners of four unincorporated parcels totaling 1.1 acres located at 1100, 1106, 1110, and 1118 Imola Avenue have inquired about annexation to the City of Napa. The four parcels are within the City’s SOI as well as NSD’s SOI and jurisdictional boundary. Notably, the parcels are located within an unincorporated island referred to as “Imola/Parrish” and are immediately north of the Napa State Hospital. Current land uses within the parcels include a commercial market, three apartment units, a parking lot, and two single-family residences. The existing commercial and residential uses have active City water service accounts and are subject to the outside-City use rates. The purpose of annexation would be to allow the landowners to reduce their annual water service costs and receive other City services such as sidewalks and storm drainage. The parcels could not be further developed based on the City’s General Plan and zoning land use designations. The City of Napa is expected to consider adopting a resolution of application to annex the parcels within the next four months.



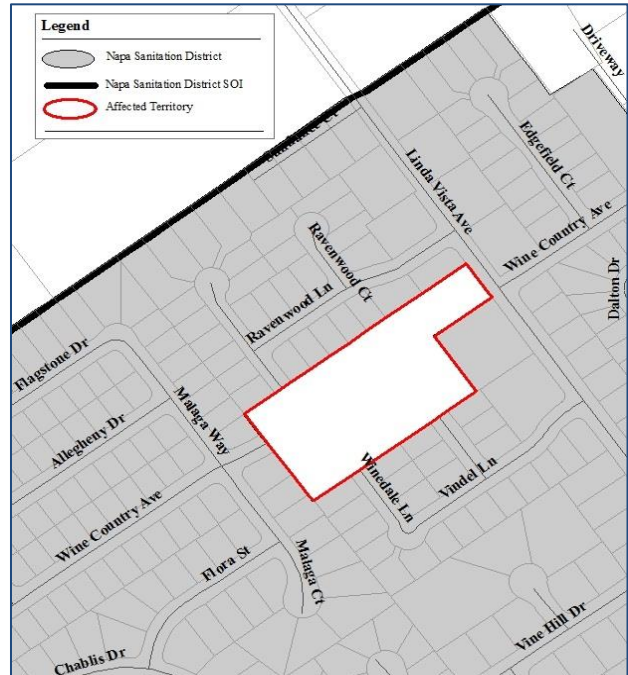
El Centro Avenue Annexation to NSD

The landowner of a 4.5 acre incorporated parcel at 1583 El Centro Avenue in the City of Napa has inquired about annexation to NSD. The parcel is located within NSD’s SOI. Current land uses within the subject parcel include a single-family residence and a planted vineyard. The purpose of annexation would be to facilitate a residential development project. Based on parcel size and the City’s land use designation, annexation to NSD could potentially facilitate the future development of the subject parcel to include up to 36 total single-family residential units. The City has indicated an environmental impact report will be prepared for the residential development project. A proposal for annexation is expected to be submitted within the next eight months.



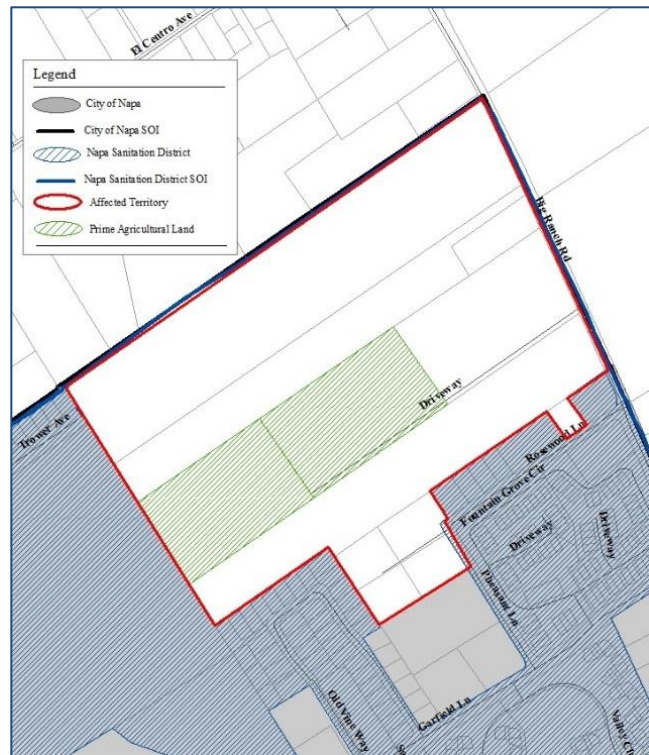
Linda Vista Avenue Annexation to NSD

The landowner of a 4.2 acre incorporated parcel at 4455 Linda Vista Avenue in the City of Napa has inquired about annexation to NSD. The parcel is located within NSD's SOI. The subject parcel is currently undeveloped. The purpose of annexation would be to facilitate a residential development project. Based on parcel size and the City's land use designation, annexation to NSD could potentially facilitate the future development of the subject parcel to include up to 25 total single-family residential units. The City has indicated an initial study will be prepared for the residential development project. A proposal for annexation is expected to be submitted within the next six months.



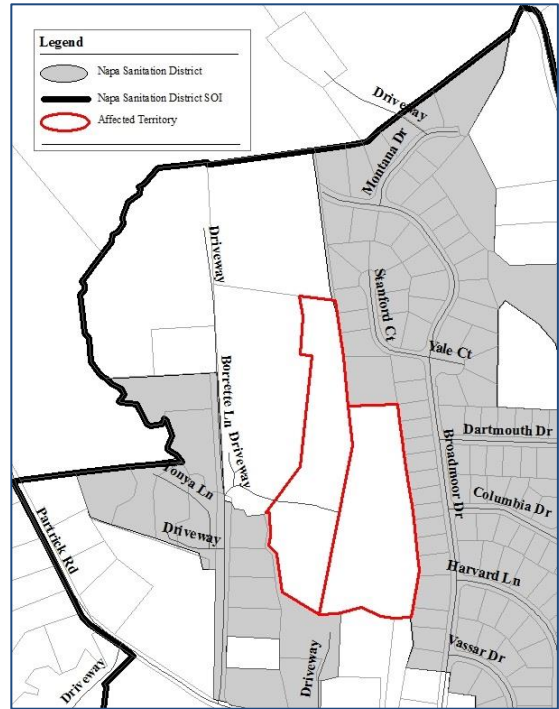
Big Ranch Road/Trower Avenue Annexation to the City of Napa and NSD

A proponent has inquired about annexation of 11 entire parcels and a portion of a 12th parcel to the City of Napa. The subject area includes approximately 66.3 acres of unincorporated territory near Big Ranch Road and Trower Avenue. The parcels are within an unincorporated pocket that does not qualify as an island due to the existence of prime agricultural lands on two of the parcels. Annexation to the City is needed to facilitate the planned extension of Trower Avenue to Big Ranch Road as contemplated in the City's General Plan and Big Ranch Specific Plan. Concurrent annexation to NSD will be required pursuant to the Commission's adopted policies. All 11 entire parcels and the portion of the 12th parcel are located within the SOIs for the City and NSD. The remaining portion of the 12th parcel is approximately 4.5 acres in size and located outside the SOIs for the City and NSD, likely necessitating a lot line adjustment prior to annexation. A proposal for annexation is expected to be submitted within the next 10 months.



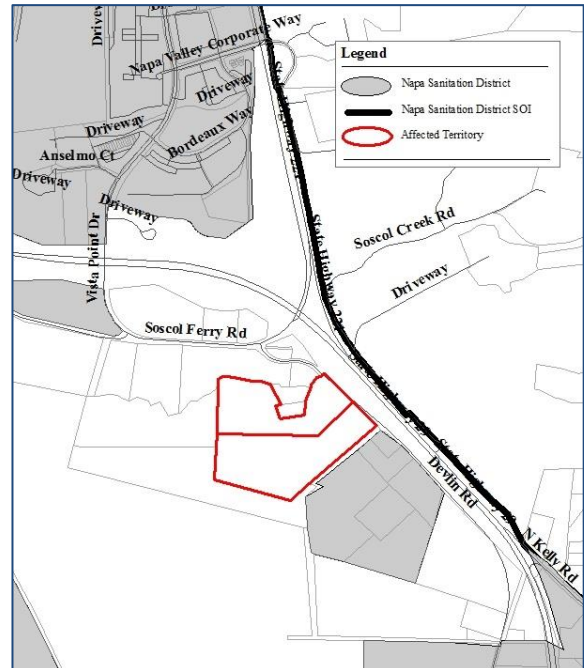
Borrette Lane Annexation to NSD

A representative of the landowners of two incorporated parcels located at 1030 and 1040 Borrette Lane in the City of Napa has inquired about annexation to NSD. Each parcel includes a single-family residence and is approximately 5.0 acres in size. Both parcels are located within NSD's SOI. The purpose of annexation would be to allow the parcels to remove the existing private onsite septic systems and further develop to include up to 14 total single-family residences as allowed under the City of Napa's land use authority. NSD has provided a will serve letter committing public sewer service to the properties following annexation. It is anticipated a development project for the subject parcels will be submitted to the City of Napa following a lot split that will create one additional parcel. A proposal for annexation is expected to be submitted within the next 12 months.



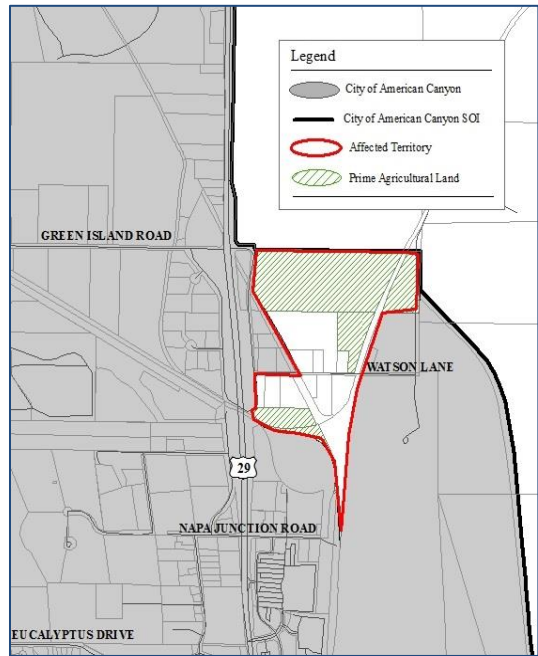
Devlin Road/Soscol Ferry Road Annexation to NSD

A representative of the landowner of two unincorporated parcels totaling approximately 44.8 acres located near Devlin Road in the Airport Industrial Area has inquired about annexation to NSD. Both parcels are within NSD's SOI. The annexation would be for purposes of facilitating the pending "Nova Warehouse" project that would include a warehouse and office. Both parcels are included in the County's Napa Valley Business Park Specific Plan. The Specific Plan states that new development in the area is required to connect to NSD's public sewer system. A lot line adjustment is proposed as part of the project. The lot line adjustment and CEQA analysis will need to be completed prior to Commission consideration of an annexation proposal. A proposal for annexation is expected to be submitted within the next 12 months.



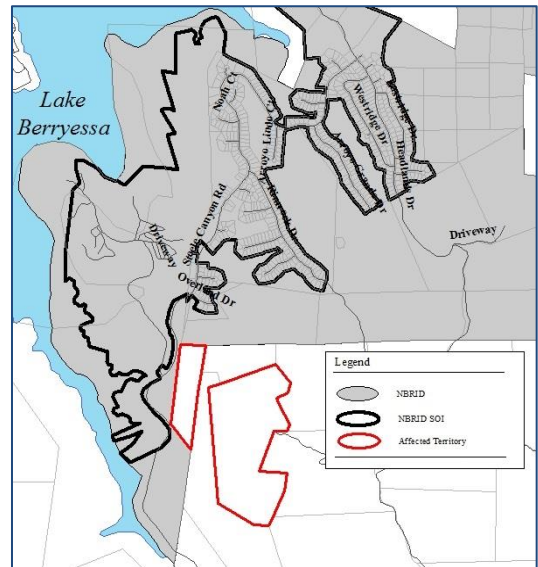
Watson Lane/Paoli Loop Annexation to the City of American Canyon

City of American Canyon staff has inquired about annexation of approximately 77.7 acres of unincorporated territory that comprises 16 total parcels and a portion of railroad within the City's sphere of influence. The area is located northeast of the City's current jurisdictional boundary near Watson Lane and Paoli Loop. The parcels are within an unincorporated pocket that does not qualify as an island due to the existence of prime agricultural lands on five of the parcels. The purpose of annexation would be to facilitate the future development of the properties for industrial and residential purposes under the City's land use authority. Annexation would also help facilitate the extension of Newell Drive to South Kelly Road. Prior to submitting a proposal for annexation, the City must first amend its General Plan, prezone the majority of the area, negotiate a property tax sharing agreement with the County, and address the requirements of CEQA. A proposal for annexation is expected to be submitted within the next 12 months.



Wastewater Treatment Plant Annexation to the Napa Berryessa Resort Improvement District

Staff from Napa Berryessa Resort Improvement District (NBRID) has inquired about annexation of the District's two wastewater treatment plants. The wastewater treatment plants are located on two unincorporated parcels owned by NBRID that are located outside the District's sphere of influence and jurisdictional boundary. In order for the parcels to be annexed to NBRID, they would first need to be added to the District's sphere of influence. The purpose of annexation would be to reduce NBRID's annual property tax obligations given that the parcels are owned and used by the District for a municipal purpose in support of the District's operations. Annexation would not result in any new growth or development. The submittal of an application from the District to annex one or both of the parcels is expected to follow the Commission's action on a comprehensive SOI Update for NBRID in the next two years.



ATTACHMENTS

None