



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 7b (Action)

TO: Local Agency Formation Commission
PREPARED BY: Dawn Mittleman Longoria, Assistant Executive Officer
Stephanie Pratt, Clerk/Jr. Analyst
MEETING DATE: December 4, 2023
SUBJECT: Proposed Sierra Avenue/Villa Lane Annexation to the Napa Sanitation District and Associated CEQA Findings

RECOMMENDATION

Adopt the Resolution of the Local Agency Formation Commission of Napa County Making Determinations – Sierra Avenue/Villa Lane Annexation to the Napa Sanitation District (NSD) making California Environmental Quality Act (CEQA) findings and approving the proposed annexation (Attachment One). Standard conditions are also recommended.

BACKGROUND AND SUMMARY

Applicant: Landowner (petition)
Proposed Action: Annexation to NSD
APNs: 038-250-035 and 038-250-037
Location: 1185 Sierra Avenue
Area Size: 10.45 acres
Jurisdiction: City of Napa ("City")
Sphere of Influence (SOI) Consistency: Yes – NSD
Policy Consistency: Yes
Tax Sharing Agreement: Yes – master tax exchange agreement
Landowner Consent: 100%
Protest Proceedings: Waived
CEQA: Exempt
Current Land Uses: Vintage High School portable classrooms recently approved zoning could allow 53 single family homes (SFHs) and 13 accessory dwelling units (ADUs).

The proposed action involves a landowner petition for annexation of two incorporated parcels to NSD. The purpose of the proposal is to allow subdivision for the construction of 53 SFHs and 13 ADUs, as approved by the City of Napa. The application materials are included as Attachment Two.

A vicinity map of the affected territory showing NSD's jurisdictional boundary with the City's jurisdictional boundary and an aerial map are provided on the following page.

Margie Mohler, Chair
Councilmember, Town of Yountville

Anne Cottrell, Vice Chair
County of Napa Supervisor, 3rd District

Kenneth Leary, Commissioner
Representative of the General Public

Beth Painter, Commissioner
Councilmember, City of Napa

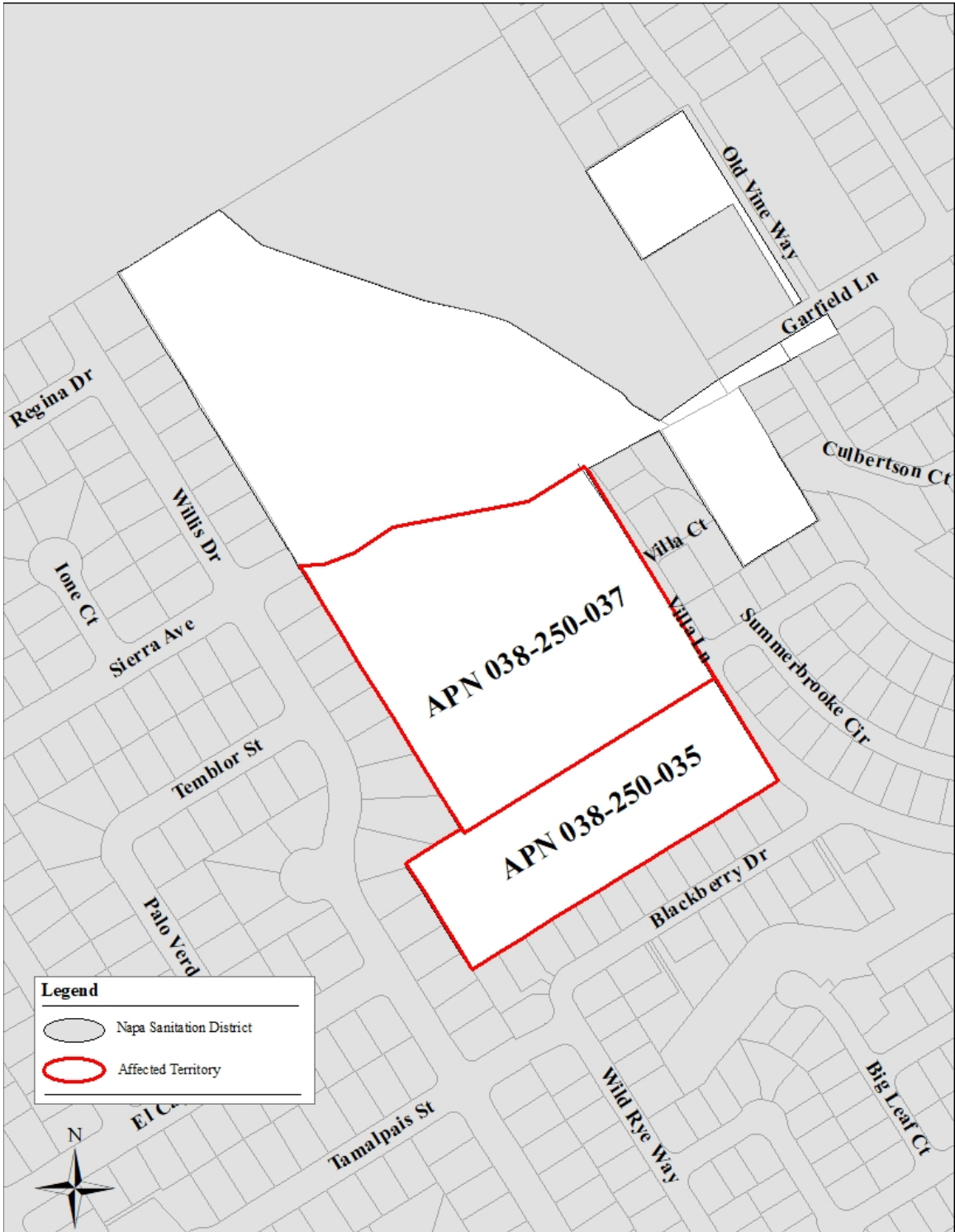
Belia Ramos, Commissioner
County of Napa Supervisor, 5th District

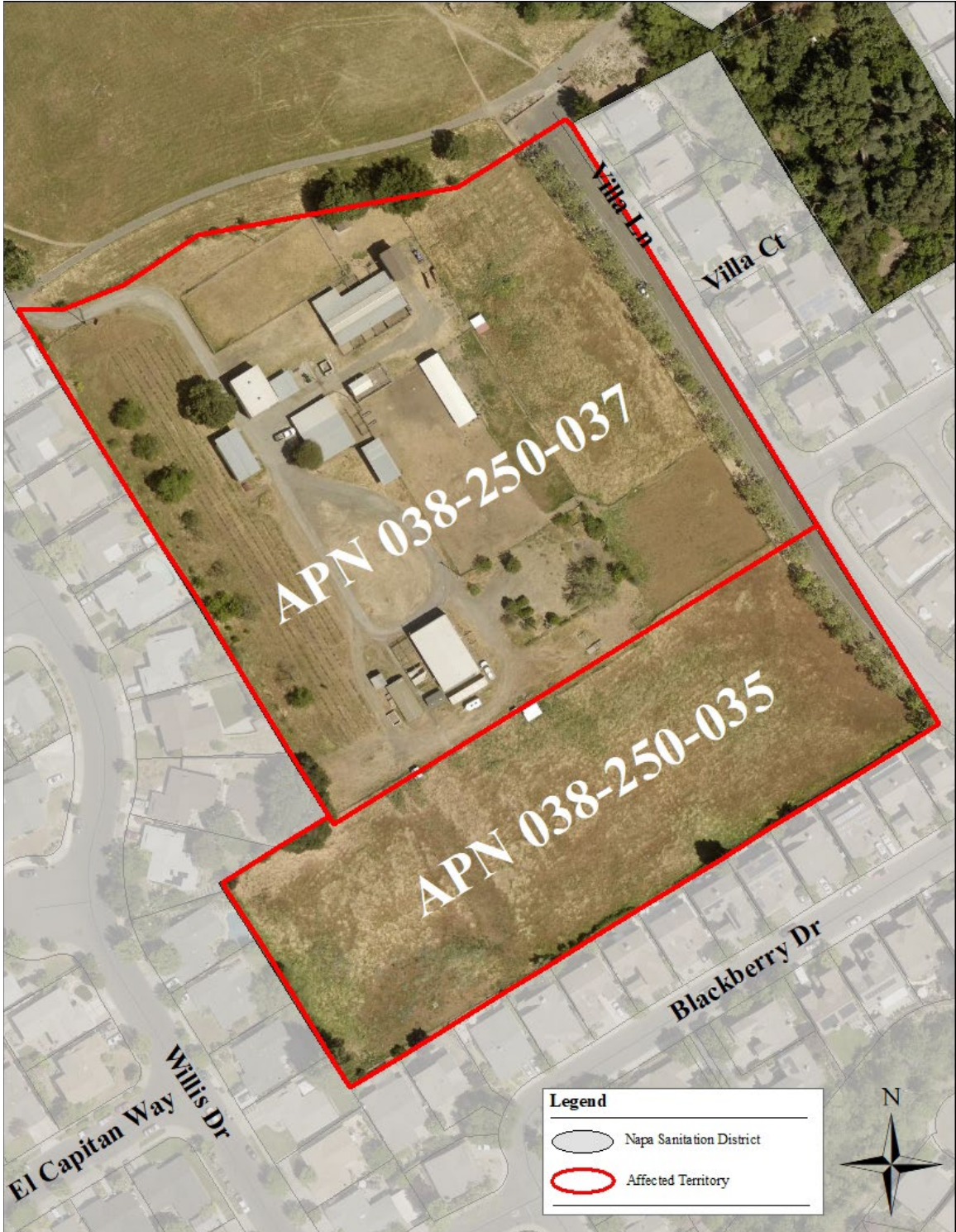
Eve Kahn, Alternate Commissioner
Representative of the General Public

Mariam Aboudamous, Alternate Commissioner
Councilmember, City of American Canyon

Joelle Gallagher, Alternate Commissioner
County of Napa Supervisor, 1st District

Brendon Freeman
Executive Officer





## **DISCUSSION**

### ***Factors for Commission Determinations***

Mandated Factors: Attachment Three<sup>1</sup>

### ***Property Tax Agreement***

Master Property Tax Agreement: No additional allocation for annexations to NSD<sup>2</sup>

### ***Protest Proceedings***

Waived: Legally uninhabited (less than 12 registered voters) with 100% consent of property owners<sup>3</sup>

## **ENVIRONMENTAL REVIEW**

Lead Agency: City of Napa

Project Title: Vintage Farm Residential Subdivision

CEQA Determination: Negative Declaration. Pursuant to CEQA Guidelines Section 15168, the City Council of the City of Napa, serving as the lead agency, determined based on substantial evidence that the proposed Vintage Farm Residential Subdivision Project is within the scope of the City of Napa General Plan Update Final Environmental Impact Report (General Plan FEIR) certified by the City Council of the City of Napa on September 20, 2022 (SCH # 2021010255). As described in the Environmental Checklist submitted by LSA Associates, Inc. on September 21, 2023, adopted by the City Council of the City of Napa on November 7, 2023 and attached hereto as Exhibit 4, the Vintage Farm Residential Subdivision Project would not result in the increase in significance of environmental impacts or in new, unstudied environmental impacts. None of the conditions described in CEQA Guidelines Section 15162 for preparation of a subsequent environmental impact report or addendum would occur as a result of the Project. LAFCO, as the responsible agency, considered the documentation prepared by the City of Napa, the lead agency, and has concluded the Project is exempt from CEQA pursuant to CEQA Guidelines Section 15183 as the Project would have no environmental impacts (1) peculiar to the Project or parcel; (2) unaddressed by the General Plan FEIR; (3) resulting in off-site or cumulative impacts which were not discussed in the General Plan FIER; or (4) with a more severe adverse impact than discussed in the General Plan FIER.

Documentation: California Environmental Quality Act Memorandum for the Vintage Farm Residential Subdivision Project, Napa, California (Attachment Four)

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<sup>1</sup> California Government Code sections 56668 & 56668.3

<sup>2</sup> California Revenue and Taxation Code Section 99(b)(6)

<sup>3</sup> California Government Code section 56662(a): fewer than 12 registered voters

## **ATTACHMENTS**

- 1) Draft Resolution Approving the Proposal and Making CEQA Findings
- 2) Application Materials
- 3) Factors for Commission Determinations
- 4) California Environmental Quality Act Memorandum for the Vintage Farm Residential Subdivision Project, Napa, California