



**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*

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**June 2, 2014**

**Agenda Item No. 5b (Consent/Information)**

May 22, 2014

**TO:** Local Agency Formation Commission

**FROM:** Brendon Freeman, Analyst

**SUBJECT: Current and Future Proposals**

The Commission will receive a report summarizing current and future proposals. The report is being presented for information. Four new proposals have been submitted since the April 7, 2014 meeting.

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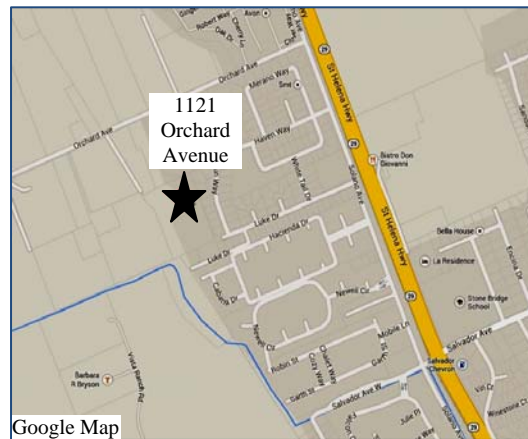
The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 delegates Local Agency Formation Commissions (LAFCOs) with regulatory and planning duties to coordinate the logical formation and development of local governmental agencies. This includes approving or disapproving proposals involving the formation, expansion, merger, and dissolution of cities and special districts.

**A. Information**

There are currently five active proposals on file with LAFCO of Napa County (“Commission”). A summary of active proposals follows.

**1121 Orchard Avenue Annexation to the Napa Sanitation District**

A representative for an interested landowner of two incorporated lots totaling 7.2 acres located at 1121 Orchard Avenue in north Napa has applied for annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to further develop the lots to include up to 18 single-family residences that would be connected to the Napa Sanitation District’s public sewer system. The District has provided assurances it has sufficient capacity to extend public sewer services to the subject lots at buildout without adversely impacting existing ratepayers. The Commission is expected to consider taking action on the proposal as part of agenda item 7a at today’s meeting.



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Joan Bennett, Vice Chair  
Councilmember, City of American Canyon

Greg Pitts, Commissioner  
Councilmember, City of St. Helena

Juliana Inman, Alternate Commissioner  
Councilmember, City of Napa

Brad Wagenknecht, Commissioner  
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, Chair  
Representative of the General Public

Gregory Rodeno, Alternate Commissioner  
Representative of the General Public

Laura Snideman  
Executive Officer

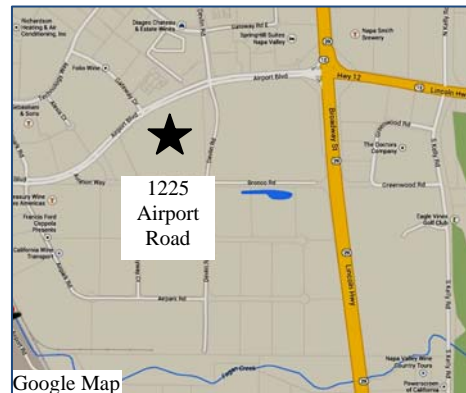
### **Big Ranch Road No. 5 Annexation to the Napa Sanitation District**

A representative for interested landowners of three incorporated parcels located at 2091, 2097, and 2125 Big Ranch Road has applied for annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to further develop the two larger lots to include up to 17 single-family residences that would be connected to the Napa Sanitation District's public sewer system by way of a sewer easement through the third lot. The District has provided assurances it has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. The Commission is expected to consider taking action on the proposal as part of agenda item 7b at today's meeting.



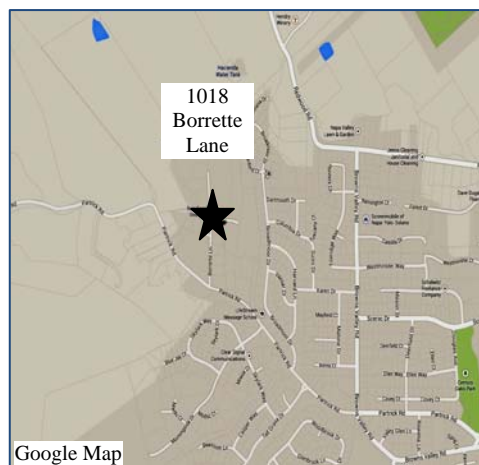
### **Airport Road No. 1 Annexation to the Napa Sanitation District**

A representative for an interested landowner of one unincorporated parcel located at 1225 Airport Road has applied for annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to develop the lot to include three industrial warehouse facilities that would be connected to the District. The District has provided assurances it has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. The Commission is expected to consider taking action on the proposal as part of agenda item 7c at today's meeting.



### **Borrette Lane No. 9 Annexation to the Napa Sanitation District**

A representative for an interested landowner of a 0.43 acre incorporated lot located at 1018 Borrette Lane in the City of Napa has applied for annexation to the Napa Sanitation District. The purpose of annexation would be to allow the existing single-family residence to connect to the District's public sewer system. The District has provided assurances it has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. Staff anticipates presenting the item for the Commission to consider taking action at the next regular meeting in August.



### Garfield Lane No. 3 Annexation to the Napa Sanitation District

A representative for an interested landowner of one incorporated parcel located at 47 Garfield Lane has applied for annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to further develop the lot to include up to eight single-family residences that would be connected to the District. The District has provided assurances it has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. Staff anticipates presenting the item for the Commission to consider taking action at the next regular meeting in August.



There are six potential new proposals that may be submitted to the Commission in the near future based on discussions with proponents as summarized below.

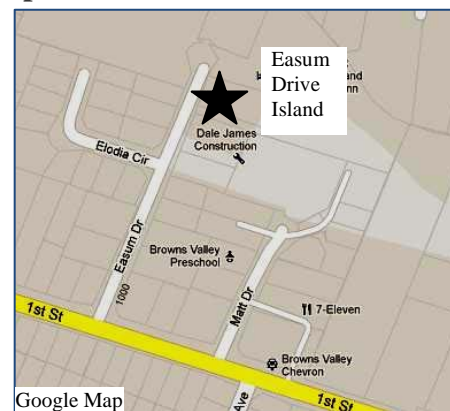
### 2075 West Pueblo Annexation to the City of Napa

The landowner of two unincorporated lots totaling 2.5 acres located at 2075 West Pueblo Avenue has inquired about annexation to the City of Napa. The purpose of annexation would be to allow the landowner to further develop the lots to include up to 12 single-family residences as contemplated under the City Zoning Ordinance. The City has agreed to serve as Lead Agency under CEQA and will prepare an initial study. Staff anticipates the landowner will submit a formal application in the near future.



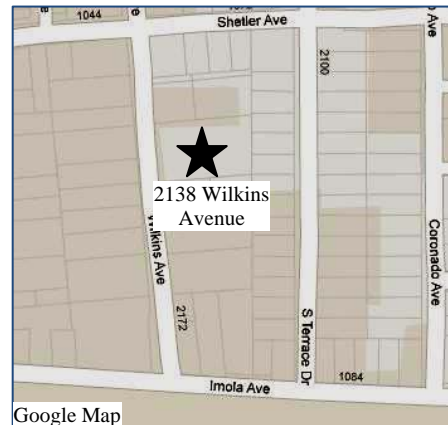
### Easum Drive Island Annexation to the City of Napa

An interested landowner within a completely surrounded unincorporated island located near Easum Drive in the City of Napa has inquired about annexation. The landowner owns and operates a bed and breakfast and is interested in annexation in response to an informational mailer issued by LAFCO outlining the cost benefits to annexation. Subsequent follow up indicates one of the other two landowners within the island is also agreeable to annexation if there is no financial obligation. Staff is working with the City on its interest/willingness to reduce or waive fees associated with adopting a resolution of application in order to initiate "island proceedings".



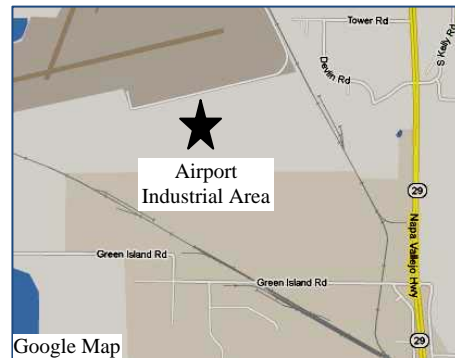
### 2138 Wilkins Avenue Annexation to the City of Napa

A representative for an interested landowner of a 0.77 acre unincorporated property located at 2138 Wilkins Avenue has inquired about re-initiating annexation to the City of Napa. This property was conditionally approved for annexation by the Commission on February 2, 2009. The conditions, however, were never satisfied and annexation proceedings were formally abandoned on April 5, 2010. Staff is working with the landowner's representative and the City to discuss resuming annexation proceedings. This includes preparing a new application in consultation with the City.



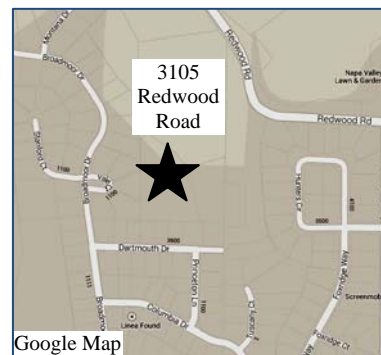
### Airport Industrial Area Annexation to County Service Area No. 3

LAFCO staff recently completed a sphere of influence review and update for County Service Area (CSA) No. 3. This included amending CSA No. 3's sphere to add approximately 125 acres of unincorporated territory located immediately north of the City of American Canyon in the Airport Industrial Area. The County of Napa is expected to submit an application to annex the 125 acres to CSA No. 3. The subject territory is completely uninhabited and includes seven entire parcels along with a portion of an eighth parcel. This eighth parcel, notably, comprises a railroad track owned and operated by Southern Pacific. The subject territory also includes segments of Airport Drive, Devlin Road, and South Kelly Road. Annexation would help facilitate the orderly extension of street and fire protection services to the subject territory under the land use authority of the County.



### 3105 Redwood Road Annexation to the Napa Sanitation District

An interested landowner of a 1.9 acre incorporated parcel located at 3105 Redwood Road has inquired about annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to connect an existing single-family residence to District's public sewer system. The District provided assurances it has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. Staff anticipates an application will be submitted in the near future.



### **1196 Monticello Road Annexation to the Napa Sanitation District**

An interested landowner of a 6.5 acre unincorporated parcel located at 1196 Monticello Road has inquired about annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to connect an existing single-family residence to District's public sewer system. Notably, the subject parcel is located outside the District's sphere of influence. However, the District's existing public sewer infrastructure extends through the subject parcel and has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. Staff anticipates an application will be submitted in the near future.



### **B. Commission Review**

This item has been agendized as part of the consent calendar for information only. Accordingly, if interested, the Commission is invited to pull this item for additional discussion with the concurrence of the Chair.

Attachments: none