



Agenda Item 5c (Consent/Information)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer *BF*

MEETING DATE: June 7, 2021

SUBJECT: Current and Future Proposals

SUMMARY

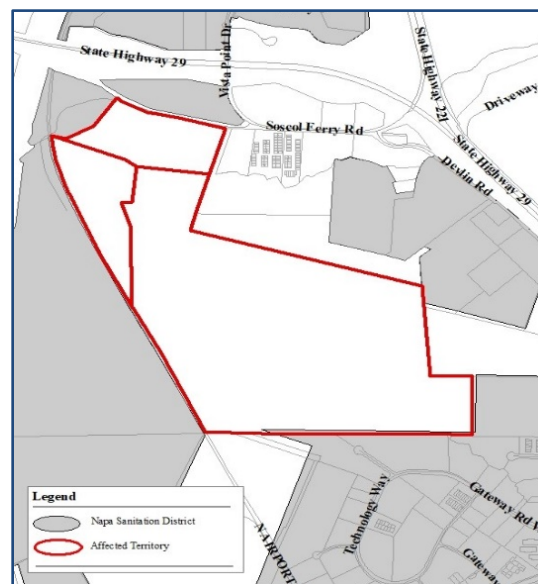
This is a consent item for information purposes only. Accordingly, if interested, the Commission is invited to pull this item for additional discussion with the concurrence of the Chair. No formal action will be taken as part of this item.

This report summarizes all current and future boundary change proposals. There are currently three active proposals on file and six anticipated new proposals that are expected to be submitted in the foreseeable future. A summary follows.

Active Proposals

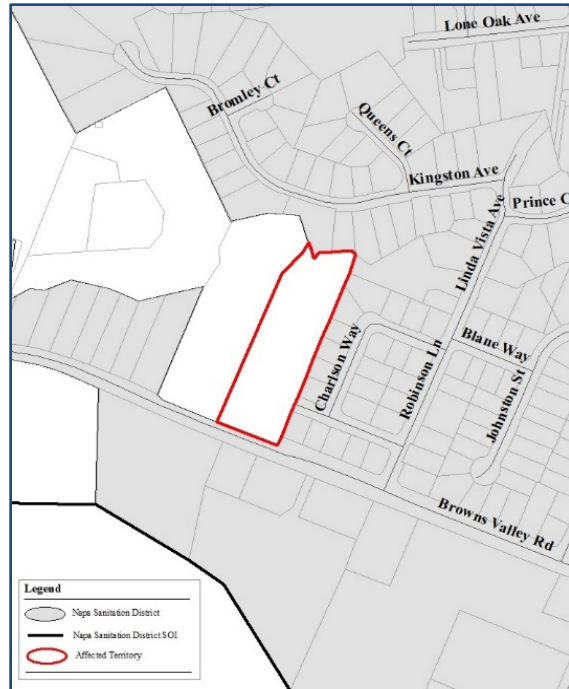
Somky Ranch Annexation to NSD

NSD has submitted a proposal for annexation of approximately 293.3 acres of unincorporated territory to the District. The affected territory comprises three parcels that are owned by NSD and identified as Assessor Parcel Numbers 046-400-016, 057-010-038, and 057-010-039. The three parcels are used by NSD for wastewater treatment and disposal. The purpose of the proposal is to eliminate NSD's property tax burden for the three parcels. Annexation would not facilitate new development. This proposal is included on today's agenda as item 7b.



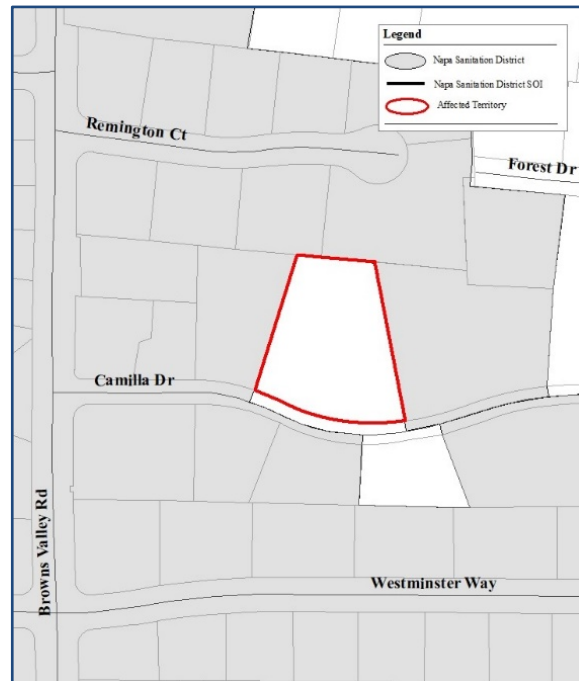
Browns Valley Road No. 14 Annexation to NSD

The landowner of 3084 Browns Valley Road has submitted a proposal for annexation to NSD. The parcel is approximately 3.5 acres, located in the City of Napa, and identified as Assessor Parcel Number 041-170-010. The purpose of the proposal is to transition the existing single-family residence from a private septic system to public sewer service. Annexation could potentially facilitate the further development of the parcel to include up to nine additional residential units based on the City's General Plan land use designations. However, the landowner has indicated no interest in pursuing development in the foreseeable future. This proposal is included on today's agenda as item 7c.



Camilla Drive No. 6 Annexation to NSD

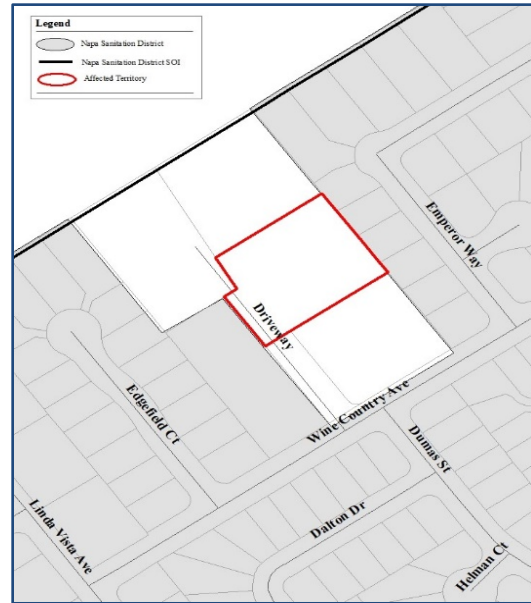
The landowner of 14 Camilla Drive has submitted a proposal for annexation to NSD. The parcel is approximately 3.5 acres, located in the City of Napa, and identified as Assessor Parcel Number 041-121-002. The purpose of the proposal is to transition the existing single-family residence from a private septic system to public sewer service. Annexation could potentially facilitate the further development of the parcel to include up to two additional residential units based on the City's General Plan land use designations. However, the landowner has indicated no interest in pursuing development in the foreseeable future. This proposal is included on today's agenda as item 7d.



Anticipated Proposals

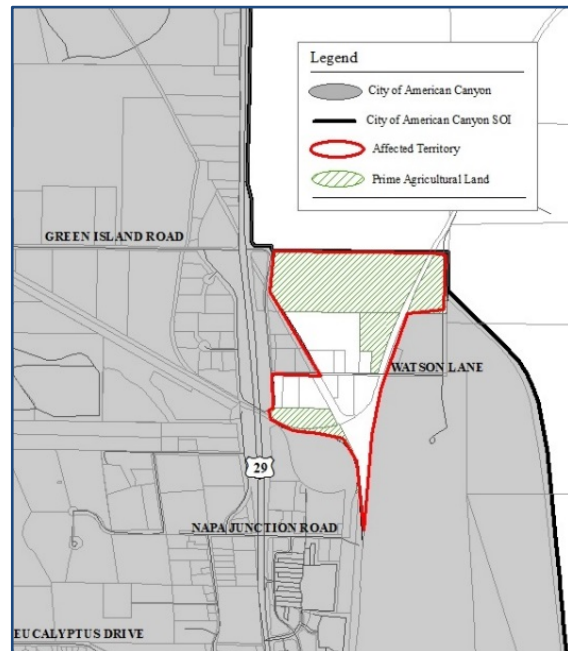
1118 Wine Country Avenue Annexation to NSD

The Commission previously approved an outside sewer service agreement involving NSD and one single-family residence located at 1118 Wine Country Avenue and identified as Assessor Parcel Number 035-511-014. The Commission's approval included a condition that requires the landowner to annex the parcel to NSD within one year. The parcel is approximately 1.2 acres in size and located in the City of Napa. Annexation would not be expected to facilitate any new development. Staff will work with the landowner to contact neighboring landowners who may also be interested in annexation. It is anticipated a proposal for annexation will be submitted within the next eight months.



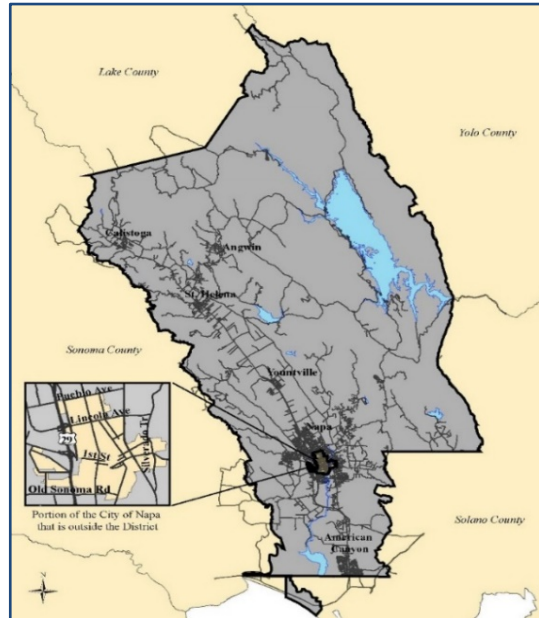
Watson Lane/Paoli Loop Annexation to the City of American Canyon

A landowner has submitted a notice of intent to circulate a petition to annex 16 parcels and a portion of railroad totaling approximately 77.7 acres of unincorporated territory to the City of American Canyon. The area is located within the City's SOI near Watson Lane and Paoli Loop and identified as Assessor Parcel Numbers 057-120-036, 057-120-017, 057-120-045, 057-120-050, 057-120-051, 057-120-049, 057-120-048, 057-120-041, 057-120-015, 057-120-047, 057-120-014, 057-120-034, 057-120-028, 057-180-014, 057-180-015, and 059-020-036. The area is also within the American Canyon Fire Protection District's jurisdictional boundary. The parcels are within an unincorporated pocket that is ineligible for the streamlined island annexation proceedings due to the existence of prime agricultural lands on five of the parcels. The purpose of annexation will be to allow development of the area for industrial and residential purposes. Annexation would also help facilitate the extension of Newell Drive to South Kelly Road. It is anticipated a proposal for annexation will be submitted within the next year.



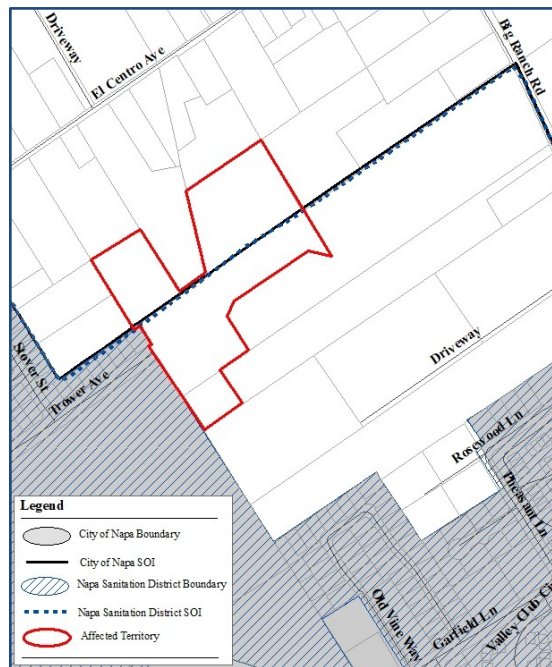
Napa County Resource Conservation District (NCRCD) Annexation

Staff from NCRCD has inquired about annexation of approximately 1,300 acres of incorporated territory located in the City of Napa. This area comprises the only remaining territory located within NCRCD’s SOI but outside its jurisdictional boundary. The purpose of annexation would be to allow NCRCD to expand its service programs and hold public meetings within the affected territory; activities that are currently prohibited within the area. In February 2020, the Commission approved a request for a waiver of LAFCO’s proposal processing fees. It is anticipated a proposal for annexation will be submitted within the next year.



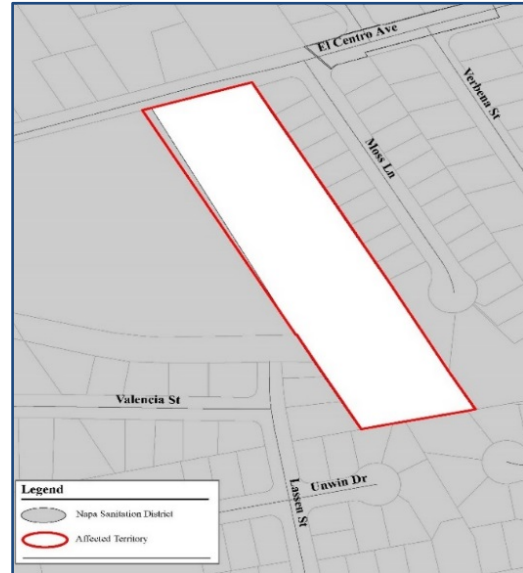
Vintage High School Farm Sphere of Influence Amendment and Annexation to NSD

The Napa Valley Unified School District (NVUSD) previously submitted a preliminary application for an SOI amendment and annexation of approximately 12.8 acres of territory involving NSD. The affected territory is unincorporated, contiguous to the City of Napa near the eastern terminus of Trower Avenue, and comprises one entire parcel identified as Assessor Parcel Number 038-240-020. The affected territory is currently undeveloped and designated for residential land use under the County of Napa General Plan. The purpose of the SOI amendment and annexation is to facilitate NVUSD’s planned relocation of the educational farm and retain proximity to Vintage High School. The preliminary application is deemed incomplete until additional information and documents are submitted by NVUSD. It is important to note in February 2020, without taking formal action, the Commission signaled to NVUSD a willingness to waive its local policy requiring concurrent annexation to the City of Napa. It is anticipated a proposal will be submitted to amend NSD’s SOI and annex the subject parcels to NSD within the next year.



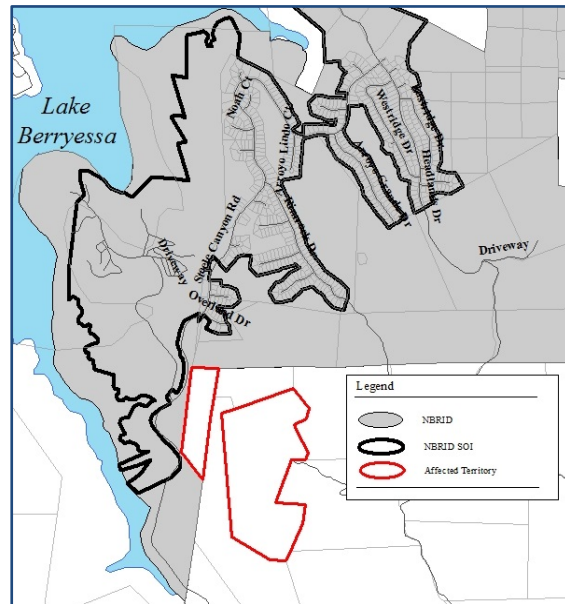
El Centro Avenue Annexation to NSD

On September 6, 2017, the landowner of 1583 El Centro Avenue in the City of Napa submitted a Notice of Intent to annex the parcel to NSD. The parcel is approximately 4.5 acres in size and is identified as Assessor Parcel Number 038-361-010. 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 under the City's land use authority. 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. It is anticipated a proposal for annexation will be submitted in the future, but there is no current timetable.



Wastewater Treatment Plant Annexation to the Napa Berryessa Resort Improvement District (NBRID)

Staff from NBRID has inquired about annexation of two unincorporated parcels that serve as the location of the District's wastewater treatment plant facilities. The parcels total approximately 101.0 acres in size and are identified as Assessor Parcel Numbers 019-220-028 and 019-220-038. The parcels and the wastewater facilities are owned by NBRID and located outside NBRID's SOI and boundary. Annexation would reduce NBRID's annual property tax burden. An application for annexation may only be submitted if the affected territory is within NBRID's SOI. It is anticipated the Commission will review and update NBRID's SOI as early as August 2, 2021.



ATTACHMENTS

None