



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: December 4, 2017
SUBJECT: Current and Future Proposals

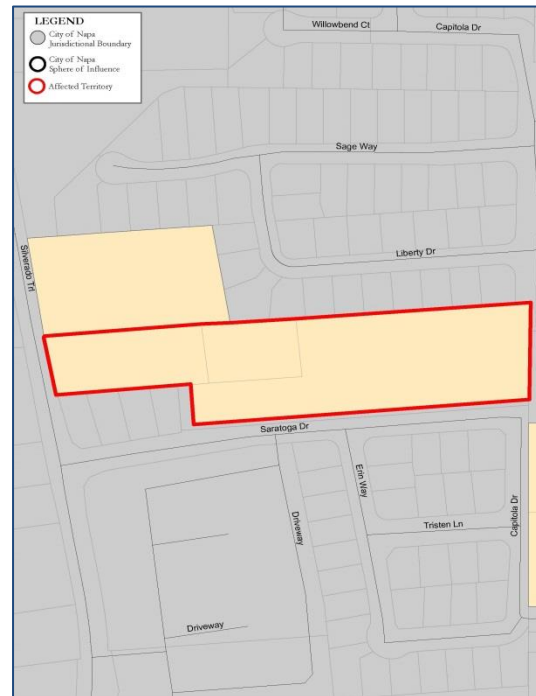
SUMMARY

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 are currently zero active proposals on file and eight anticipated new proposals that are expected to be submitted in the foreseeable future based on discussions with proponents. A summary of current and future proposals follows.

Anticipated Proposals

Silverado Trail Annexation to the City of Napa

A representative for the landowner of three unincorporated parcels totaling 4.7 acres has inquired about annexation to the City of Napa. The parcels are located within the City's sphere of influence and share a common situs address of 330 Silverado Trail. The parcels are entirely within the Napa Sanitation District. 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. Staff has submitted a letter to the landowner of the remaining unincorporated parcel within the pocket to solicit support for joining the annexation. A proposal for annexation is expected to be submitted within the next two months.



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Councilmember, City of Napa

Margie Mohler, Commissioner
Councilmember, Town of Yountville

Kenneth Leary, Alternate Commissioner
Councilmember, City of American Canyon

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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

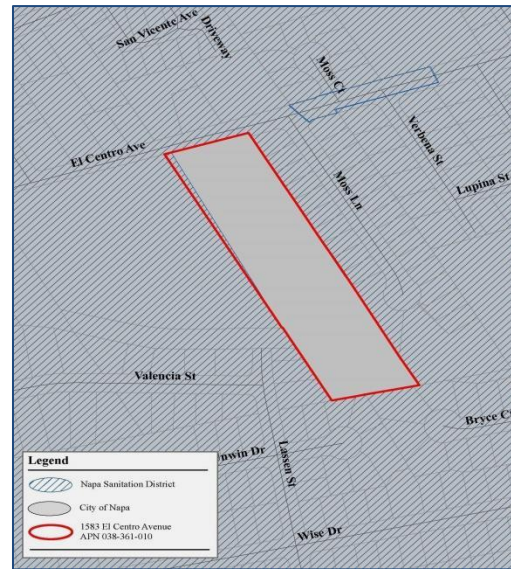
Brian J. Kelly, Vice Chair
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

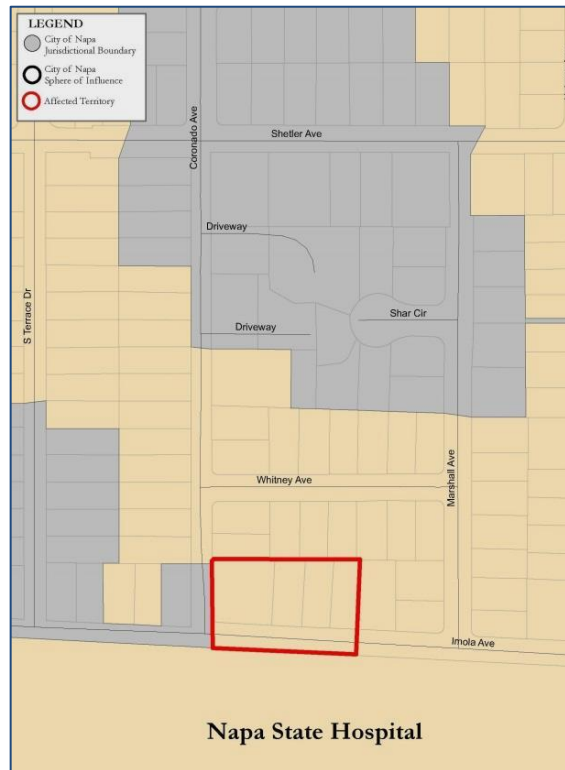
El Centro Avenue Annexation to the Napa Sanitation District

The landowner of a 4.5 acre incorporated parcel at 1583 El Centro Avenue in the City of Napa has inquired about annexation to the Napa Sanitation District (NSD). The parcel is located within NSD's sphere of influence. The purpose of annexation would be to allow the landowner to remove the existing private onsite septic system and connect to NSD's public sewer system. 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 of the parcel is expected to be submitted within the next four to eight months.



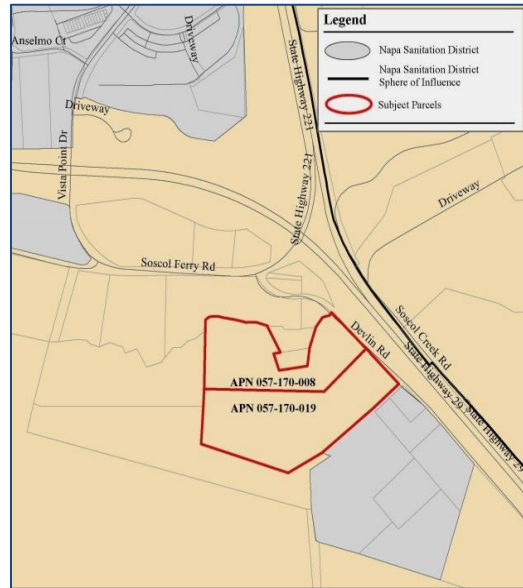
Imola Avenue Annexation to the City of Napa

The landowners of four unincorporated parcels located at 1100, 1106, 1110, and 1118 Imola Avenue have inquired about annexation to the City of Napa. The four parcels are located within the City's sphere of influence immediately north of Napa State Hospital. Additionally, the subject parcels are all within NSD's jurisdictional boundary. Current land uses within the subject parcels include a commercial market, three apartment units, a parking lot, and two single-family residences. The commercial and residential parcels 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. A proposal for annexation of the parcel is expected to be submitted within the next two to four months.



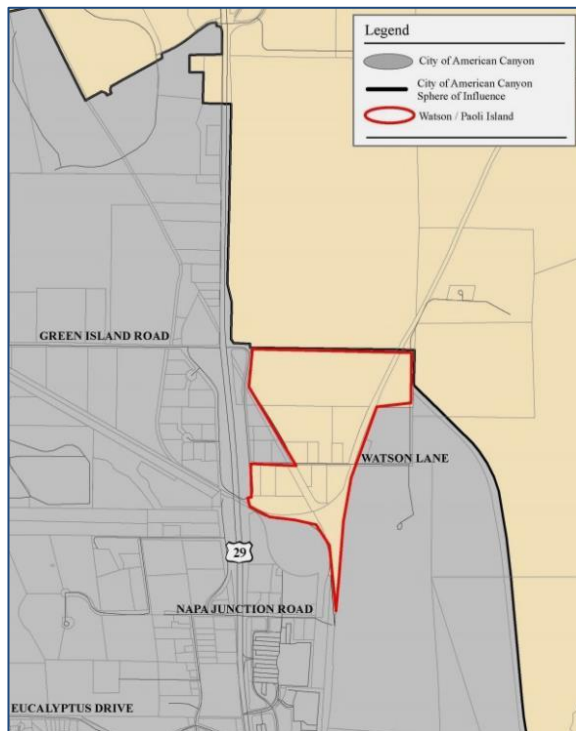
Devlin Road Annexation to the Napa Sanitation District

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 included in NSD's sphere of influence and eligible for annexation. 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. It is important to note that a lot line adjustment is proposed as part of the project. The lot line adjustment as well as analysis satisfying the requirements of the California Environmental Quality Act will need to be completed prior to Commission consideration of an annexation proposal. A proposal for annexation of the parcels is expected to be submitted within the next four to eight months.



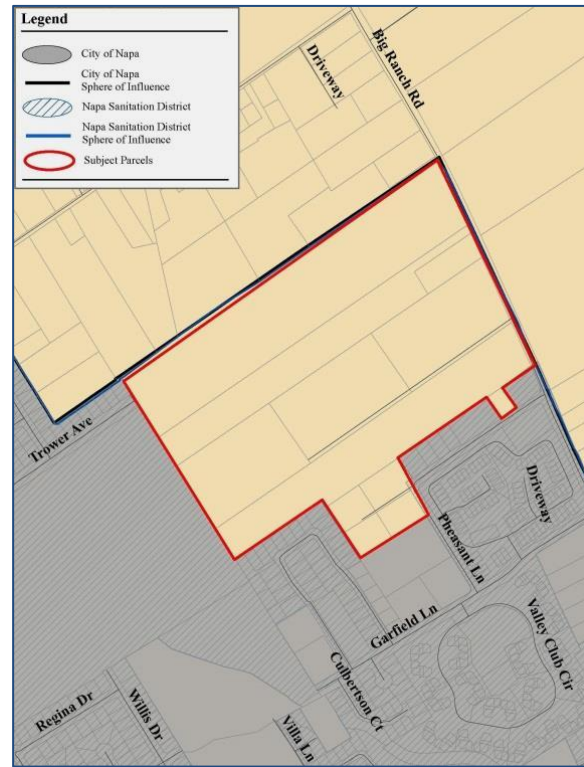
Watson Lane/Paoli Loop Annexation to the City of American Canyon

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 to the northeast of the City's current jurisdictional boundary near Watson Lane and Paoli Loop. 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. Additionally, annexation to the City would 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 the California Environmental Quality Act. A proposal for annexation is expected to be submitted within the next six to ten months.



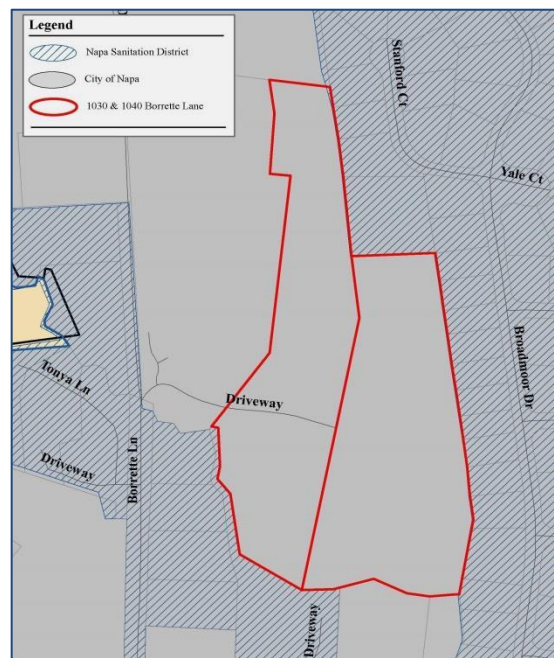
Big Ranch Road Area Annexation to the City of Napa and Napa Sanitation District

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. 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 spheres of influence for the City and NSD. The remaining portion of the 12th parcel is approximately 4.5 acres in size and located outside the spheres for the City and NSD. A proposal for annexation is expected to be submitted within the next six to ten months.



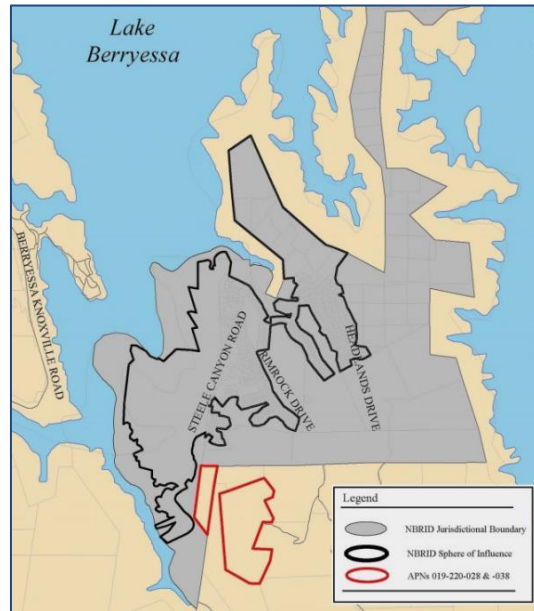
Borrette Lane Annexation to the Napa Sanitation District

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 is approximately 5.0 acres and includes a single-family residence. Both parcels are located within NSD's sphere of influence and therefore eligible for annexation. 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 conditional will serve letter indicating the District will provide public sewer service to the properties following annexation. NSD's conditional will serve letter is valid for a period of three years. It is anticipated a development project for the subject parcels will be submitted to the City of Napa in the near future. A proposal for annexation of one or both parcels 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 sphere of influence update for NBRID in the next two years.



ATTACHMENTS

None