



**Agenda Item 8a (Information)**

**TO:** Local Agency Formation Commission  
**PREPARED BY:** Brendon Freeman, Executive Officer  
**MEETING DATE:** February 1, 2021  
**SUBJECT:** Current and Future Proposals

**SUMMARY**

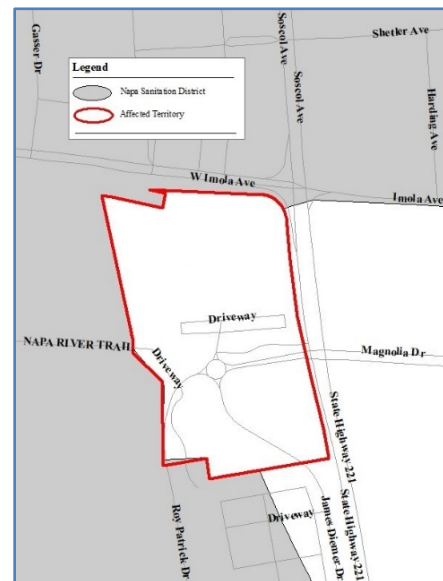
This item is for information purposes only. Accordingly, if interested, the Commission is invited to pull this item for additional discussion with the concurrence of the Chair.

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**

**Magnolia Drive/State Highway 221 Annexation to Napa Sanitation District (NSD)**

The Napa Valley College (NVC) has proposed the annexation of approximately 23.0 acres of incorporated territory to NSD. The affected territory comprises one parcel located in the City of Napa at 2277 State Route 221/Napa-Vallejo Highway and is within NSD's sphere of influence (SOI). The affected territory is identified as Assessor Parcel Number 046-450-054. Annexation is intended to facilitate an affordable residential housing project that would serve NVC students. The project proposes a mix of apartments and traditional dorm-style units, study rooms and social gathering spaces, a new vehicle connection and parking lot, new pedestrian connections, and new wastewater and storm water infrastructure. This proposal is included on today's agenda as item 9a.



Margie Mohler, Chair  
Councilmember, Town of Yountville

Mariam Aboudamous, Commissioner  
Councilmember, City of American Canyon

Beth Painter, Alternate Commissioner  
Councilmember, City of Napa

Diane Dillon, Vice Chair  
County of Napa Supervisor, 3rd District

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

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

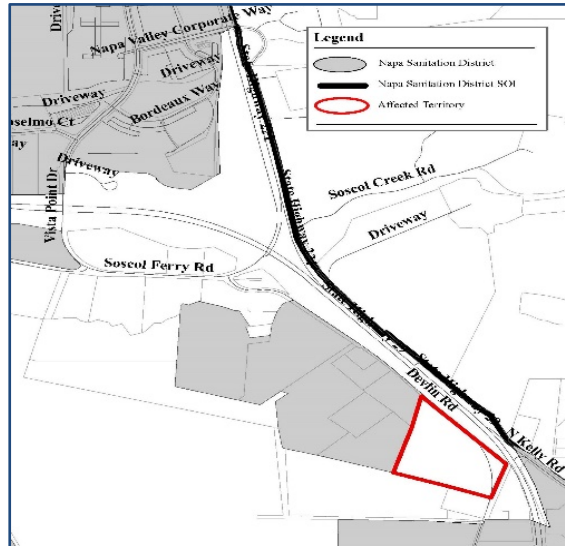
Vacant  
Representative of the General Public

Eve Kahn, Alternate Commissioner  
Representative of the General Public

Brendon Freeman  
Executive Officer

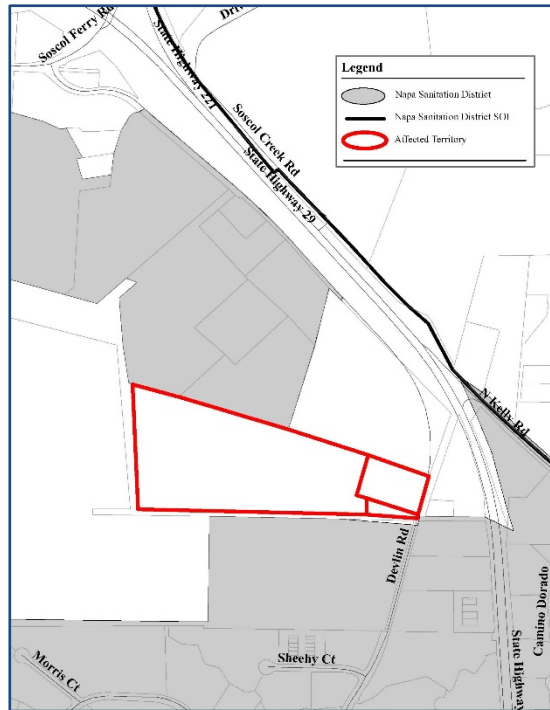
### Devlin Road No. 5 Annexation to NSD

Nova Business Park LLC has proposed the annexation of approximately 24.3 acres of unincorporated territory to NSD. The affected territory comprises one parcel along with the adjacent portion of public right-of-way on Devlin Road. The affected territory is within NSD's SOI and identified as Assessor Parcel Number 057-020-025. Annexation is intended to facilitate the Nova Business Park Subdivision to create 11 total parcels in the Napa Valley Business Park area. This proposal is included on today's agenda as item 9b.



### Montalcino Resort No. 2 Annexation to NSD

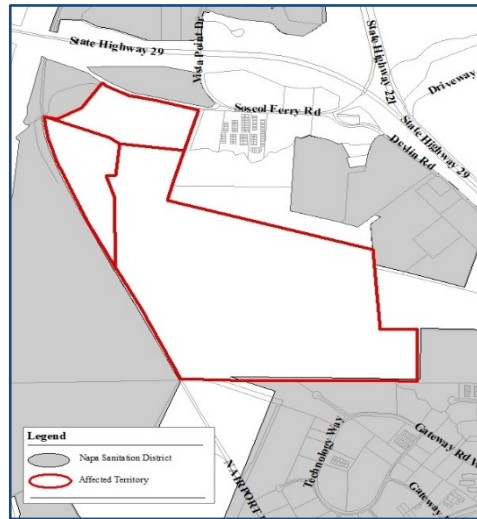
NSD recently adopted a resolution of application and submitted a proposal for the annexation of approximately 36.1 acres of unincorporated territory to the District. The affected territory comprises three entire parcels located within NSD's SOI and identified as Assessor Parcel Numbers 057-020-006, 057-020-017, and 057-020-018. Annexation is intended to facilitate the Montalcino Resort development project, which is planned for 316 hotel rooms, 20 villas, meeting space, recreational facilities, and food and beverage service consistent with a Final Environmental Impact Report (FEIR) certified in 2000 and a 2020 Addendum to the FEIR. It is anticipated the Commission will consider action on the proposal on April 5, 2021.



### **Anticipated Proposals**

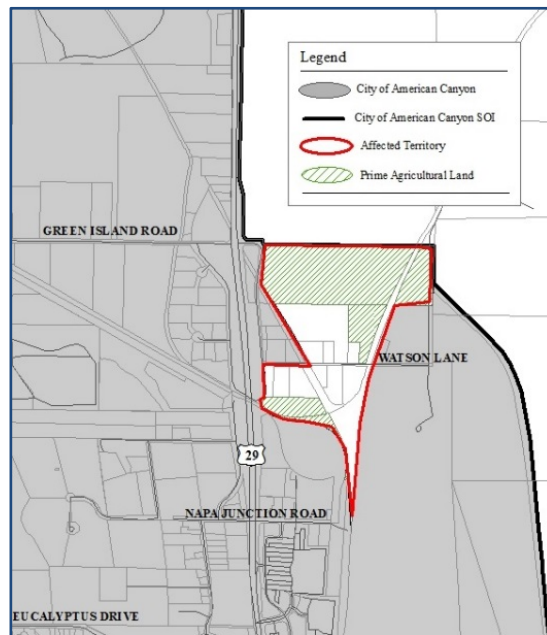
#### **Somky Ranch Annexation to NSD**

Staff from NSD has inquired about annexation of approximately 293.3 acres of unincorporated territory comprising three entire 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 as part of NSD’s wastewater treatment and disposal system. The purpose of annexation would be to eliminate NSD’s property tax burden for the three parcels. It is anticipated a proposal for annexation will be submitted within the next six months.



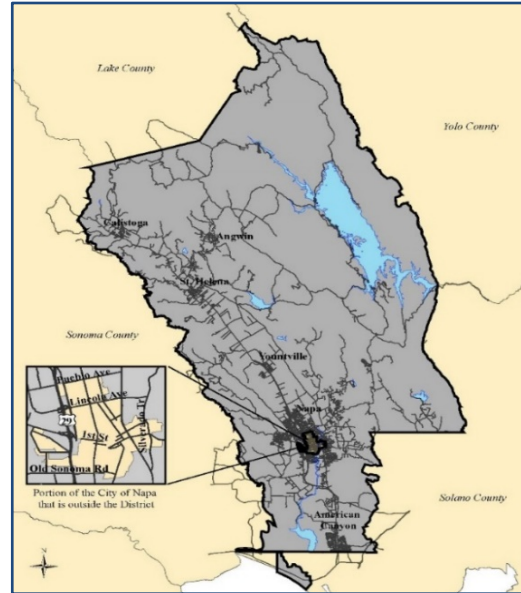
#### **Watson Lane/Paoli Loop Annexation to the City of American Canyon**

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. 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 is 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. 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. It is anticipated a proposal for annexation will be submitted within the next six months.



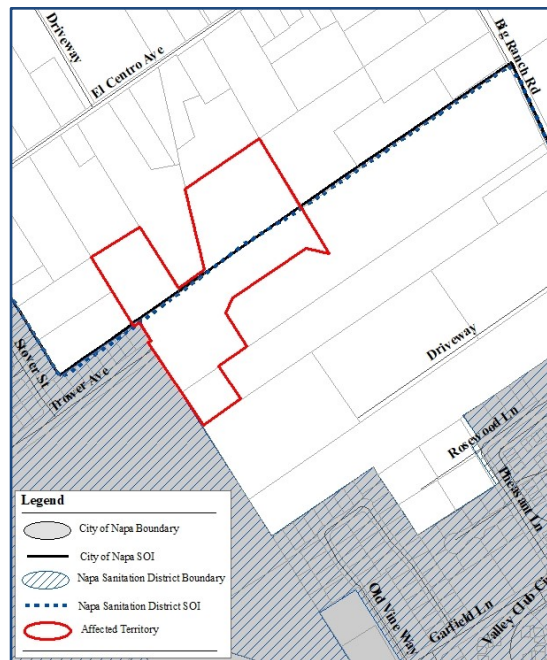
## Napa County Resource Conservation District (NCRCD) Annexation

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.



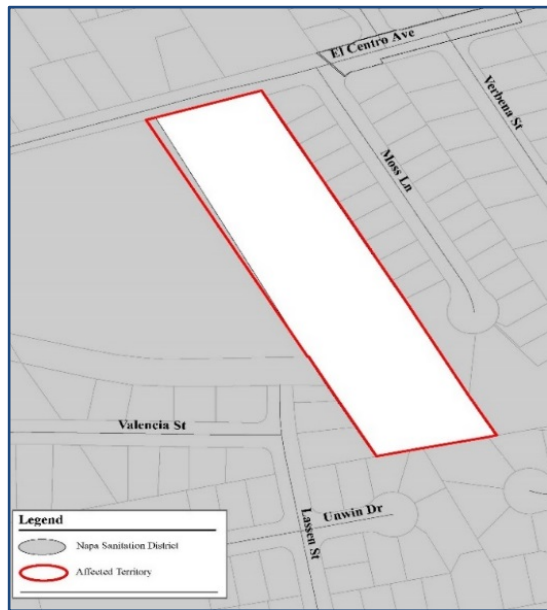
## Vintage High School Farm Sphere of Influence Amendment and Annexation to NSD

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 and contiguous to the City of Napa near the eastern terminus of Trower Avenue. 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.



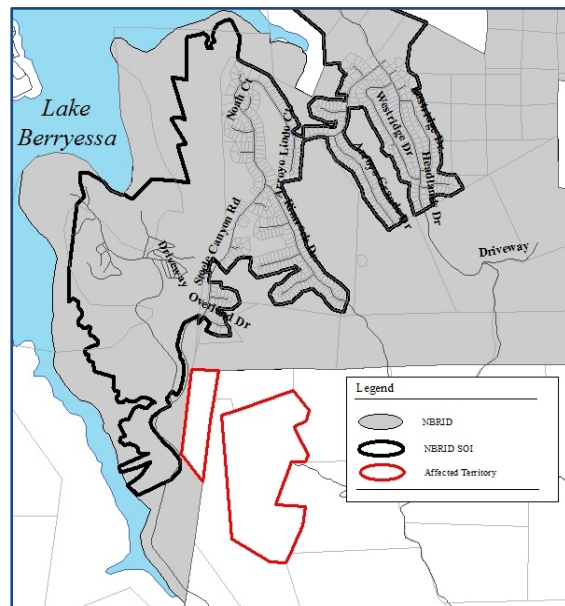
### El Centro Avenue Annexation to NSD

A landowner inquired about annexation of one parcel to NSD. The parcel is located at 1583 El Centro Avenue, in the City of Napa, and in 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 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 within the next 18 months.



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

Staff from NBRID has inquired about annexation of the two unincorporated parcels comprising NBRID's two wastewater treatment plants. The wastewater treatment plants are owned by NBRID and located outside NBRID's SOI and boundary. The purpose of annexation would be to reduce NBRID's annual property tax obligations. 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, which will follow the recently completed *Napa Countywide Water and Wastewater Municipal Service Review*.



### ATTACHMENTS

None