



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 5, 2016

SUBJECT: Current and Future Proposals

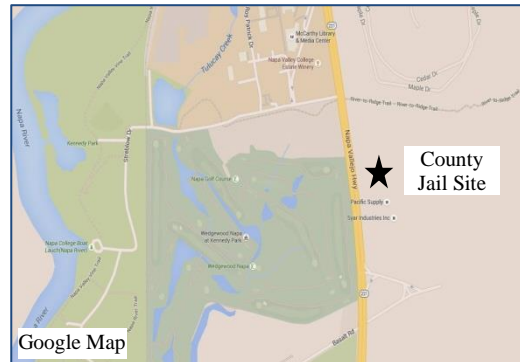
SUMMARY

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 is currently one active proposal on file and three anticipated new proposals that are expected to be submitted to the Commission in the near future based on discussions with proponents. A summary of active and anticipated proposals follows.

Active Proposals

County Jail Annexation to the Napa Sanitation District

The County of Napa has submitted a resolution of application proposing annexation of the County jail property to NSD. The County jail property comprises an approximate 27.1 acre unincorporated parcel owned by the County and located within NSD's sphere of influence. The subject parcel is located at 2300 Napa Vallejo Highway on the east side of Soscol Avenue (State Route 221) immediately south of the Napa State Hospital. The Commission added the County jail site to NSD's sphere of influence in June 2015 in response to a formal request from the County. The purpose of the proposed annexation is to allow the future County jail to connect to NSD's public sewer service infrastructure. The annexation proposal will be presented for formal action as item 8b at today's Commission meeting.



Greg Pitts, Vice Chair
Councilmember, City of St. Helena

Juliana Inman, Commissioner
Councilmember, City of Napa

Joan Bennett, Alternate Commissioner
Councilmember, City of American Canyon

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

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

Keith Caldwell, Alternate Commissioner
County of Napa Supervisor, 5th District

Brian J. Kelly, Commissioner
Representative of the General Public

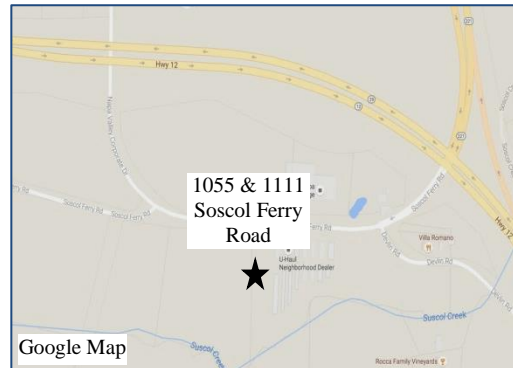
Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

Anticipated Proposals

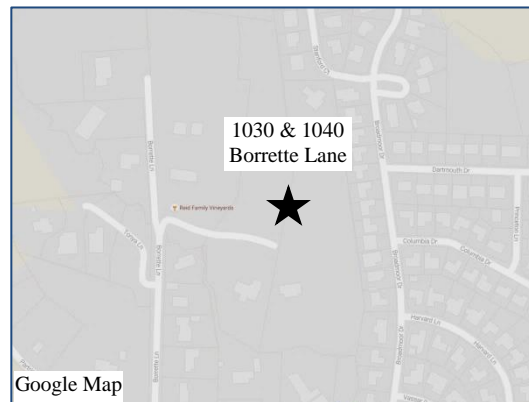
Soscol Ferry Road Annexation to the Napa Sanitation District

A representative of the landowner of a 12.6 acre unincorporated parcel located at 1111 Soscol Ferry Road has inquired about annexation to NSD. The landowner's representative also inquired about including the adjacent 10.3 acre unincorporated parcel to the immediate west located at 1055 Soscol Ferry Road. Both parcels are included in NSD's sphere of influence and eligible for annexation. The annexation would be for purposes of facilitating an expansion of existing industrial land uses. Both parcels are included in the County's Napa Valley Business Park Specific Plan. Further, both parcels are subject to pending projects under the County's land use authority. The 1055 Soscol Ferry Road project involves a condominium storage facility project. The 1111 Soscol Ferry Road project involves an expansion of existing RV storage facility uses. The existing storage facility at 1111 Soscol Ferry Road is subject to waste disposal problems and the County Environmental Health Division has indicated that system improvements are necessary. A proposal for annexation of one or both parcels is expected to be submitted within the next four to six 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 both parcels is expected to be submitted within the next four to six months.



Wastewater Treatment Plant Annexation to 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 and located outside the District's sphere of influence and jurisdictional boundary. The principal act for resort improvement districts does allow annexation of lands outside the 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. An application from the District may be submitted within the next six to twelve months.

