



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 5c

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Interim Executive Officer

MEETING DATE: June 29, 2015

SUBJECT: Current and Future Proposals

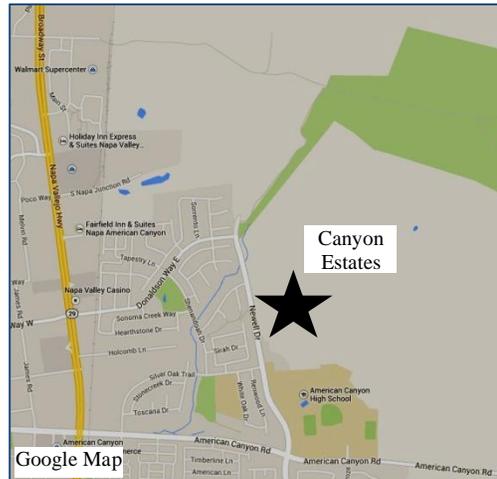
INFORMATION

There is currently one active proposal on file with LAFCO of Napa County (“Commission”) and one anticipated new proposal that is 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

Canyon Estates Sphere of Influence Amendment and Annexation to the City of American Canyon and American Canyon Fire Protection District

The City of American Canyon and the American Canyon Fire Protection District (ACFPD) have jointly applied for a concurrent sphere of influence amendment and annexation of the Canyon Estates site to each agency. Canyon Estates is comprised of one undeveloped parcel totaling 38.2 acres located immediately east of the City of American Canyon. The area is contiguous to the City’s present jurisdictional boundary and sphere of influence. Access to the site is exclusively by means of the City’s street network, most notably Newell Drive located east of the Napa Vallejo Highway. The City has reached an advanced stage of the development process for the Canyon Estates project, which includes 38 low density executive-style residential units as well as dedicated open space. The City is lead agency under the California Environmental Quality Act (CEQA) and has already certified a mitigated negative declaration that identifies and provides mitigation measures for all potential environmental impacts associated with the Canyon Estates project. The City is currently negotiating with the County of Napa to determine an appropriate property tax exchange agreement that would be applied to the affected territory. This proposal is expected to be considered for formal action as early as the Commission’s next meeting.



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Councilmember, City of Napa

Greg Pitts, Commissioner
Councilmember, City of St. Helena

Joan Bennett, Alternate Commissioner
Councilmember, City of American Canyon

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

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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

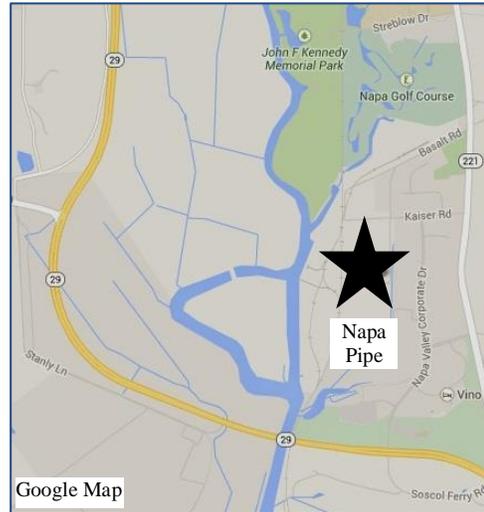
Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Interim Executive Officer

ANTICIPATED

Napa Pipe Sphere of Influence Amendment and Annexation to the City of Napa

The Napa Pipe area is comprised of two parcels totaling 155 acres located on the east bank of the Napa River approximately three miles south of downtown Napa. The area is contiguous to and surrounded on three sides by the City of Napa's present boundary. Access to the site is exclusively by means of the City's street network, most notably Kaiser Road west of the Napa Vallejo Highway. A portion of the site (18.5 acres) at the southern end is already within the City's sphere of influence. The site is flat with industrial and office park uses to the east and south. Part of the site and adjacent areas are wetlands. The City has reached an agreement with the County of Napa outlining various procedures relating to the development and timing of the project. The Napa Pipe project is highlighted by the inclusion of a Costco (or similar)



retail store, a 150-unit continuing care retirement center for seniors, a 150-room hotel, parks and open space, and up to 945 residential units. The City of Napa is expected to submit an application during the current calendar year to amend its sphere of influence and annex the Napa Pipe site. The County has already certified a final environmental impact report reviewing and analyzing all potential environmental impacts associated with the Napa Pipe project. The City of Napa would be lead agency for the sphere of influence amendment and annexation under CEQA.