



Agenda Item 6a (Information)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer

MEETING DATE: June 1, 2020

SUBJECT: Current and Future Proposals

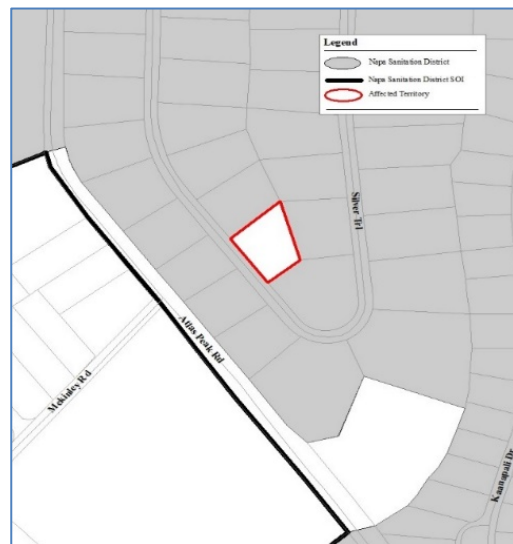
SUMMARY

This item is for information purposes only. California Government Code Section 56857 requires change of organization or reorganization proposals involving special districts 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, regardless of which types of agencies will be affected. There are currently two active proposals on file and six anticipated new proposals expected to be submitted in the foreseeable future. A summary of active and anticipated proposals follows.

Active Proposals

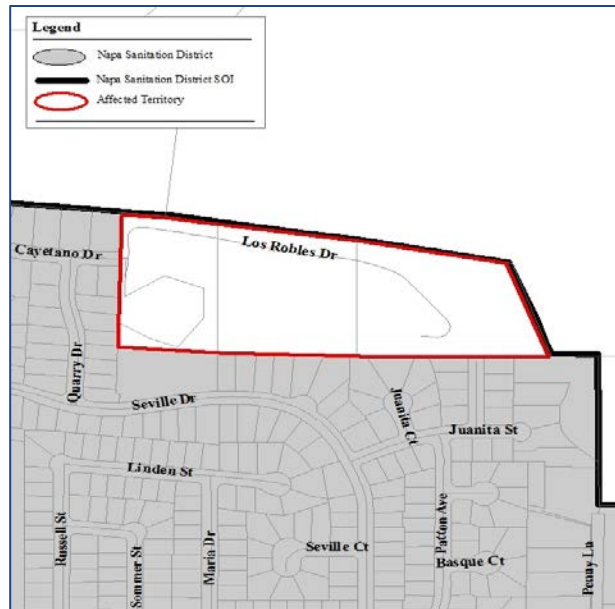
Silver Trail No. 10 Annexation to the Napa Sanitation District (NSD)

The landowner of a 0.5-acre parcel located at 1530 Silver Trail in the unincorporated Silverado community has submitted an application for annexation to the Napa Sanitation District (NSD). Current land use within the parcel is limited to a single-family residence that currently relies on a private onsite septic system. All other properties with single-family residences located along Silver Trail are already within NSD's jurisdictional boundary. The proposal is on today's agenda as action item 8a.



Los Robles Drive No. 2 Annexation to NSD

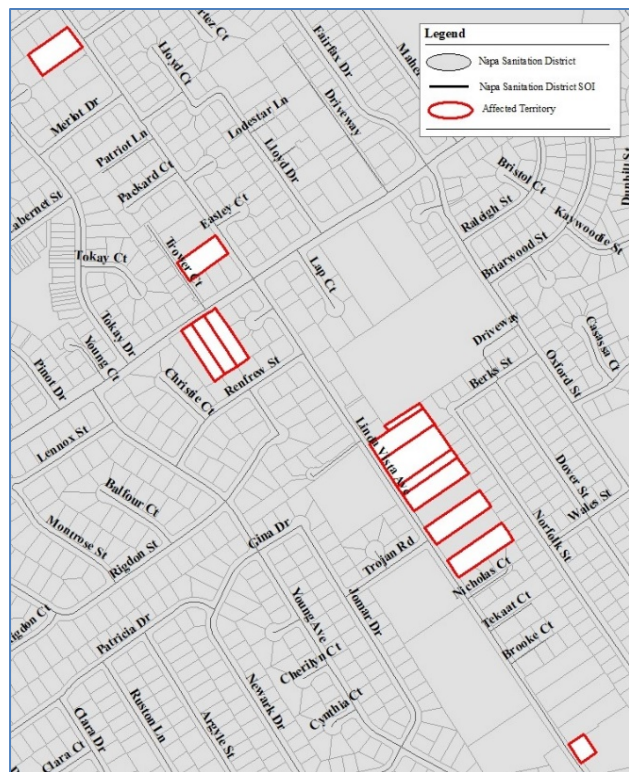
A representative for the landowners of four incorporated parcels totaling approximately 15.7 acres has submitted an application for annexation to NSD. The parcels are located within the City of Napa's jurisdictional boundary and NSD's SOI along Los Robles Drive near Cayetano Drive. Current land uses within the subject parcels are limited to a total of three single-family residences. The purpose of annexation is to facilitate the residential development of the parcels. There are already two approved subdivision maps within the affected territory and annexation to NSD is a requirement of the development projects. It is anticipated the Commission will consider taking formal action on the annexation proposal at its regular meeting scheduled for August 3, 2020.



Anticipated Proposals

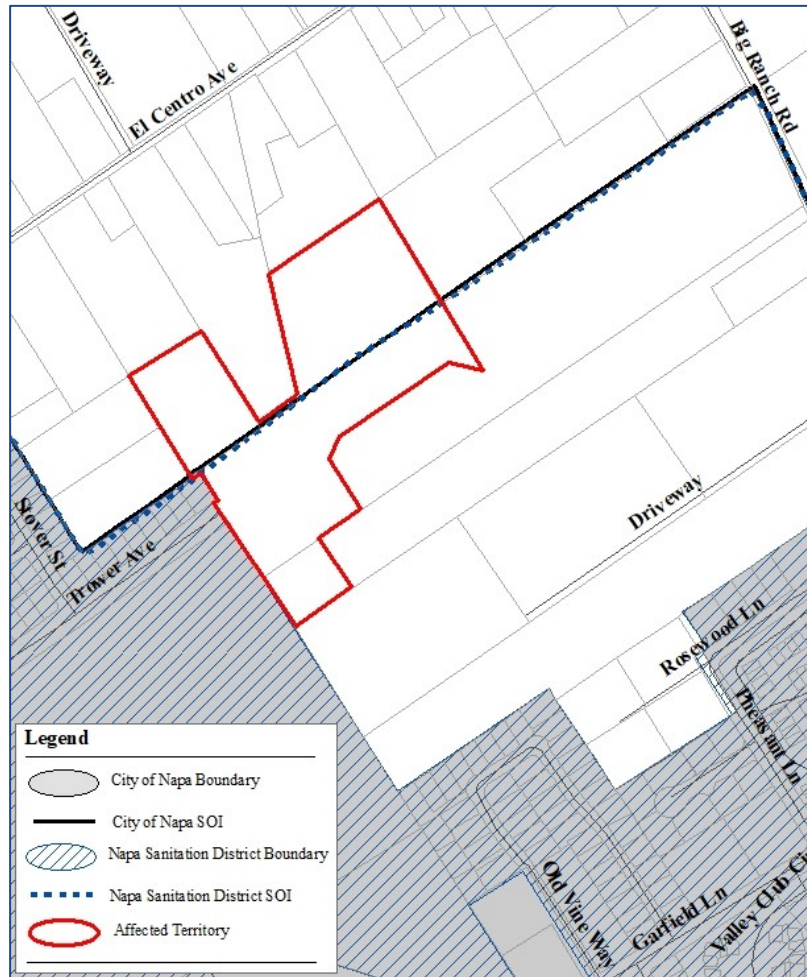
Linda Vista Avenue Annexation to NSD

The private septic system serving an approximately 0.8-acre incorporated parcel located at 3660 Linda Vista Avenue in the City of Napa failed in September 2019 and an outside service agreement with NSD was executed. A condition of the outside service agreement requires annexation of 3660 Linda Vista Avenue to NSD within one year. In addition, the landowners of three other incorporated parcels located at 4009 Linda Vista Avenue (0.7 acres), 4213 Linda Vista Avenue (0.8 acres), and 2415 Trower Avenue (0.5 acres) recently inquired about annexation to NSD. Staff advised the four landowners to combine annexation efforts for purposes of improving efficiencies and lowering costs. A proposal for annexation of the four parcels to NSD is expected to be submitted within the next month.



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

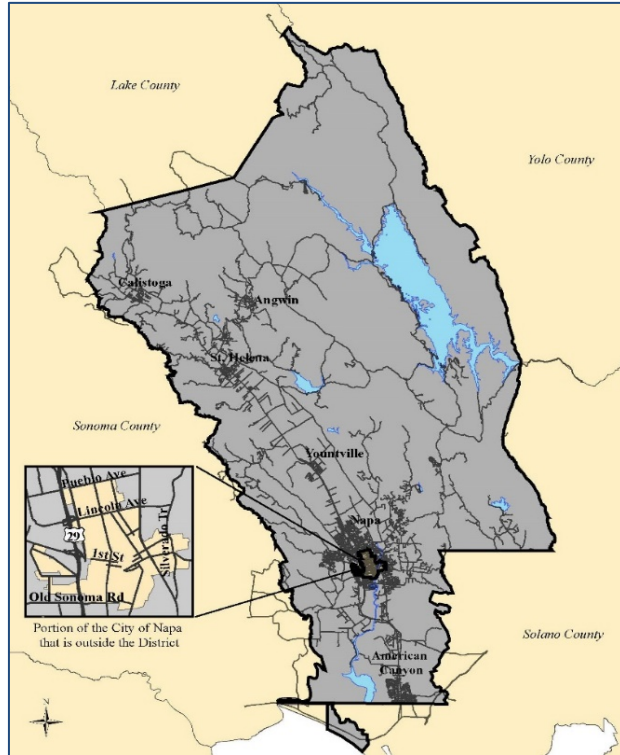
The Napa Valley Unified School District (NVUSD) previously submitted a preliminary application for a sphere of influence (SOI) amendment and annexation of approximately 12.8 acres of territory involving NSD. The affected territory is unincorporated and located immediately adjacent to the City of Napa near the eastern terminus of Trower Avenue. The affected territory is 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 near Vintage High School. The affected territory comprises portions of four parcels that have been tentatively approved by the County for a lot line adjustment. The original proposal is considered incomplete until the lot line adjustment has been formally approved by the County and additional information related to the adjusted parcels is submitted by NVUSD to the Executive Officer. In February 2020, without taking formal action, the Commission signaled to NVUSD a willingness to waive its local policy that would normally require concurrent annexation to the City of Napa. Due to COVID-19 impacts, it is uncertain when a proposal will be submitted to amend NSD's SOI and annex the subject parcels to NSD.

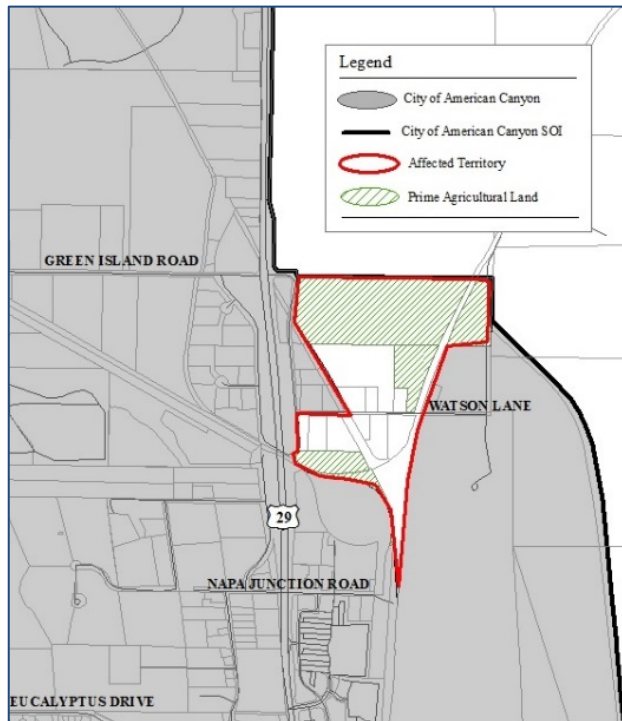
Napa County Resource Conservation District (NCRCD) Annexation

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 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. In February 2020, the Commission approved a request from NCRCD for a waiver of the Commission's proposal processing fees. Due to COVID-19 impacts, it is uncertain when a proposal will be submitted.



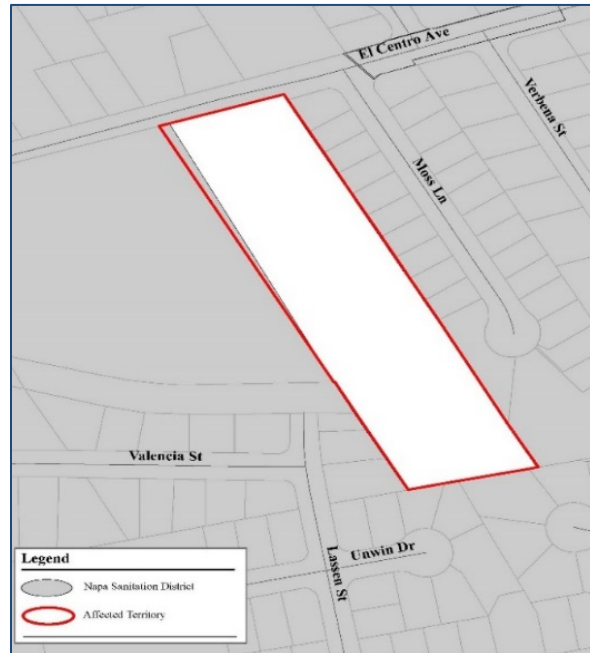
Watson Lane/Paoli Loop Annexation to the City of American Canyon

The American Canyon City Council has directed staff to initiate proceedings to annex 16 parcels and a portion of railroad totaling approximately 77.7 acres of unincorporated territory. The area is located within the City's SOI near Watson Lane and Paoli Loop. The parcels are within an unincorporated island that is not eligible for the streamlined island annexation proceedings due to the existence of prime agricultural lands on five of the parcels. 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. 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. Due to COVID-19 impacts, it is uncertain when a proposal will be submitted.



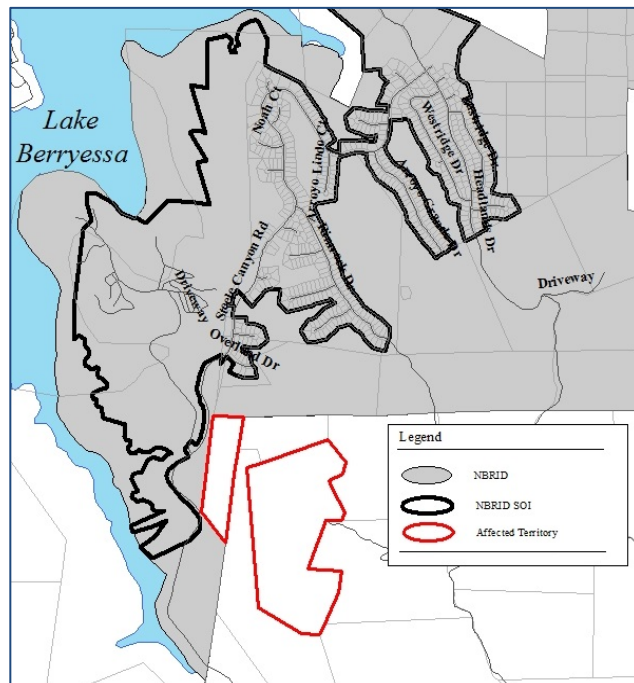
El Centro Avenue Annexation to NSD

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. Due to COVID-19 impacts, it is uncertain when a proposal will be submitted.



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 completion of the ongoing Countywide Water and Wastewater Municipal Service Review. However, due to COVID-19 impacts, it is uncertain when a proposal will be submitted.



ATTACHMENTS

None