



**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**

**TO:** Local Agency Formation Commission  
**PREPARED BY:** Brendon Freeman, Executive Officer  
**MEETING DATE:** December 7, 2015  
**SUBJECT:** Current and Future Proposals

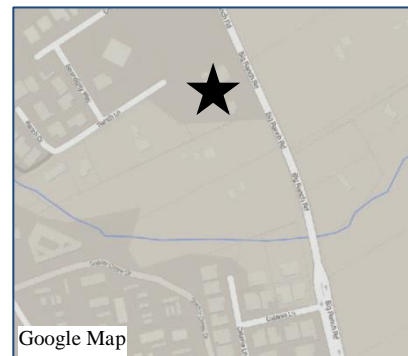
**INFORMATION**

There are currently two active proposals on file with LAFCO of Napa County (“Commission”) 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 proposals follows.

ACTIVE

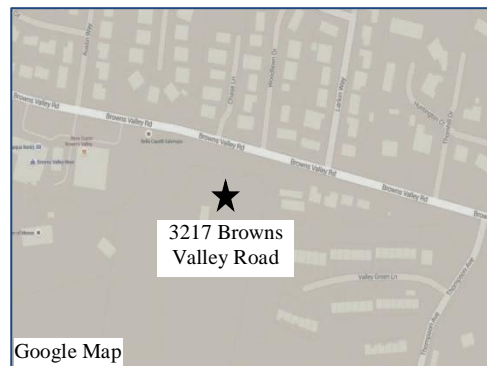
**Big Ranch Road No. 6 Annexation to the Napa Sanitation District**

A representative of a landowner has submitted an annexation application involving the Napa Sanitation District (NSD). The proposal involves two incorporated parcels located at 2101 and 2129 Big Ranch Road in the City of Napa. Staff has inquired with adjacent landowners about their potential interest in joining the annexation. These adjacent landowners have expressed disinterest and have not provided their consent to participating in annexation proceedings. The proposal will be considered as part of item 7f at today’s Commission meeting.



**Browns Valley Road No. 12 Annexation to the Napa Sanitation District**

At its June 29, 2015 special meeting, the Commission formally ratified an outside service agreement involving the Napa Sanitation District (NSD) and the landowner of 3217 Browns Valley Road. The private septic system serving 3217 Browns Valley Road had failed and required an emergency connection to NSD. One of the conditions of the outside service agreement required the landowner to submit an application to annex 3217 Browns Valley Road to NSD for purposes of appropriately formalizing the long-term public service commitment. The landowner submitted an annexation application on October 28, 2015. The proposal will be considered as part of item 7g at today’s Commission meeting.



Juliana Inman, Chair  
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

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**

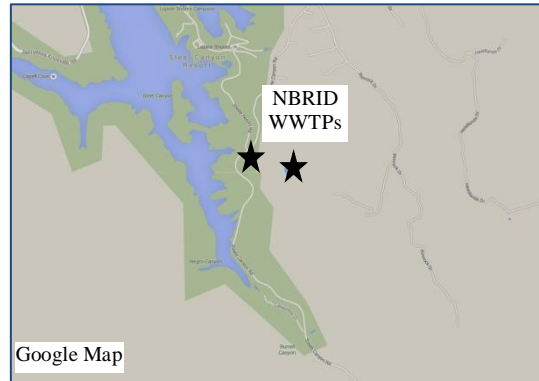
**Imola Avenue No. 2 Annexation to the City of Napa**

A landowner of an unincorporated parcel located at 2014 Imola Avenue has inquired about annexation to the City of Napa. The parcel is located within a substantially surrounded unincorporated island known as “Imola/Tejas.” Recent records indicate that the majority of landowners and residents within the island would be opposed to annexation of the entire island. The interested landowner has met with LAFCO staff to discuss initiating the annexation process for 2014 Imola Avenue. An application from the landowner may be submitted to the Commission within the near future.



**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 is expected to be submitted in the first half of 2016.



**Partrick Road No. 6 Annexation to Napa Sanitation District**

A landowner of an incorporated parcel located at 1130 Partrick Road has inquired about annexation to Napa Sanitation District to allow the existing single-family residence to remove the aging onsite septic system and connect to the District’s public sewer system. The interested landowner has met with LAFCO staff to discuss initiating the annexation process for 1130 Partrick Road. An application from the landowner may be submitted to the Commission within the next several months.

