



**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:** October 5, 2015  
**SUBJECT:** Current and Future Proposals

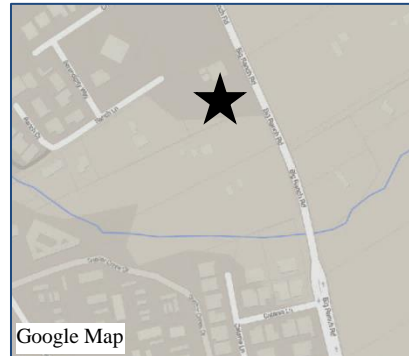
**INFORMATION**

There is currently one active proposal 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 anticipated proposals follows.

ACTIVE

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

A representative of a landowner has submitted an annexation application involving Napa Sanitation District (NSD). The proposal involves two incorporated parcels located at 2101 and 2129 Big Ranch Road. Staff has inquired with adjacent landowners about their potential interest in joining the annexation. These adjacent landowners have expressed disinterest in annexation at this time. The proposal is expected to be presented for the Commission’s consideration as early as its December 7, 2015 regular meeting.



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 to discuss initiating the annexation process for 2014 Imola Avenue. An application from the landowner is expected to be submitted to the Commission within the current calendar year.



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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

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

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

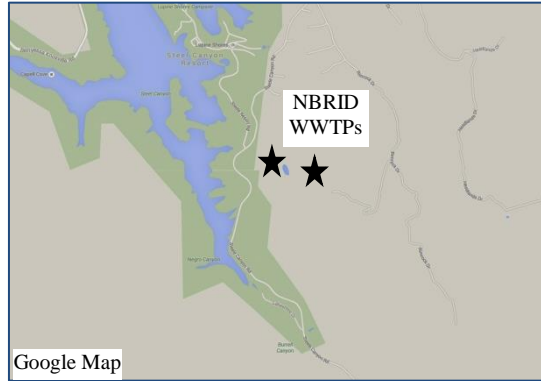
Brian J. Kelly, Commissioner  
Representative of the General Public

Gregory Rodeno, Alternate Commissioner  
Representative of the General Public

Brendon Freeman  
Executive Officer

### **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 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.



### **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 landowner of 3217 Browns Valley Road has experienced failure with the private onsite septic system and required an emergency connection to NSD, which was conditionally approved by the Chair on June 3<sup>rd</sup>. One of the conditions of the outside service agreement requires 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 deadline for the landowner to submit an annexation application is June 29, 2016. An application to annex the property is expected to be submitted within the next several months.

