



Local Agency Formation Commission
LAFCO of Napa County

1700 Second Street, Suite 268
Napa, California 94559
Telephone: (707) 259-8645
Facsimile: (707) 251-1053
<http://napa.lafco.ca.gov>

February 4, 2008
Agenda Item No. 10b

January 28, 2008

TO: Local Agency Formation Commission

FROM: Keene Simonds, Executive Officer

SUBJECT: Current and Future Proposals (Information)

The Commission will receive a report from staff regarding current and future proposals. The report is being presented for information.

Current Proposals

Staff is currently processing two proposals for future consideration by the Commission. A summary of these proposals follows.

Wilkins Avenue Reorganization

This application has been submitted by the City of Napa and proposes the annexation of approximately 0.77 acres of unincorporated territory. Staff has reorganized the application to account for automatic detachment proceedings involving County Service Area No. 4. The subject territory comprises one parcel with an existing single-family residence and is located on Wilkins Avenue south of its intersection of Shetler Avenue. The purpose of the annexation is to facilitate the future division and development of the subject territory under the land use authority of the City.

Status: Staff is awaiting the submittal of an application fee.

Golden Gate Drive/Foster Road Reorganization

This application has been submitted by the City of Napa and proposes the annexation of approximately 144 acres of unincorporated territory. Staff has reorganized the application to account for automatic detachment proceedings involving County Service Area No. 4. The subject territory comprises six parcels and public right-of-way portions of Foster Road and Golden Gate Drive. The subject territory is located south of Imola Avenue between Foster Road and Golden Gate Drive. Existing uses include three single-family residences, grazing fields, and an equestrian complex operated by the Napa Valley Horseman's Association. The purpose of the annexation is to facilitate the future subdivision and development of the subject territory under the land use authority of the City.

Status: On Wednesday, January 23, 2008, the City issued a press release announcing that it will withdraw its application (attached). However, for administrative purposes, the proposal will remain active until a written request from the City to withdraw its application is received by LAFCO.

Jack Gingles, Commissioner
Mayor, City of Calistoga

Juliana Inman, Commissioner
Councilmember, City of Napa

Cindy Coffey, Alternate Commissioner
Councilmember, City of American Canyon

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

Bill Dodd, Commissioner
County of Napa Supervisor, 4th District

Mark Luce, Alternate Commissioner
County of Napa Supervisor, 2nd District

Brian J. Kelly, Vice Chair
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

Future Proposals

Staff is aware of four specific proposals that will eventually be submitted to LAFCO. A summary of these proposals follows.

Trancas Crossing Park (City of Napa)

The City of Napa has initiated a planning process to develop a 33-acre vacant parcel north of the intersection of Trancas Street and Old Soscol Avenue for a public park. Current planning activities completed to date include the preparation of an initial study and mitigated negative declaration as well as a draft master plan. As part of the proposed project, LAFCO approval is required to concurrently annex and add the subject territory to the City's sphere of influence. Additionally, depending on the final master plan, LAFCO approval may be required to concurrently annex and add the subject territory to the Napa Sanitation District's sphere of influence.

Status: It is expected that the City Council will consider taking several actions relating to the proposed project, including rezoning the subject territory and adopting a resolution of application for annexation, in March 2008.

American Canyon High School and American Canyon Middle School (City of American Canyon and American Canyon Fire Protection District)

The Napa Valley Unified School District has initiated a planning process to construct a 2,200-student high school and 530-student middle school to serve the City of American Canyon. The project site is located at the northeast intersection of American Canyon Road and Newell Drive. Current planning activities completed to date include the preparation of a initial study and a draft environmental impact report. It is anticipated that the construction on the high school and middle school sites will begin in 2008 and 2010, respectively. As part of the proposed project, LAFCO approval is required to annex the proposed high school site (45 acres) to American Canyon and the American Canyon Fire Protection District. LAFCO approval is also required to concurrently annex and add the proposed middle school site (17 acres) to both the City and District's sphere of influence.

Status: It is expected that the City Council will consider taking several actions relating to the proposed project, including rezoning and adopting a resolution of application to annex the high school site, in May 2008.

Oat Hill

(City of American Canyon and American Canyon Fire Protection District)

The City of American Canyon has initiated a planning process to develop approximately 364 acres of land comprising 72 parcels located north of Eucalyptus Drive west of its intersection with Highway 29. The proposed project includes the development of 1,300 to 1,600 new residential units along with a mixture of commercial and public uses. Current planning activities completed to date include the preparation of an initial study and notice to prepare a draft environmental impact report. As part of the proposed project, LAFCO approval is required to annex one of the affected parcels totaling 107 acres into American Canyon and the American Canyon Fire Protection District.

Status: The project has been placed on administrative hold since August 2006.

American Canyon Town Center

(City of American Canyon and American Canyon Fire Protection District)

The City of American Canyon has initiated a planning process to develop approximately 100 acres of land comprising three parcels located southeast of the intersection of Highway 29 and South Napa Junction Road. The proposed project includes the development of 600 to 650 new residential units along with a mixture of commercial, retail, and public uses. Current planning activities completed to date include the preparation of a notice of preparation for a draft environmental impact report. As part of the proposed project, LAFCO approval is required to annex two of the three affected parcels totaling 70 acres into American Canyon. LAFCO approval is also required to annex one of the three affected parcels totaling 37 acres to the American Canyon Fire Protection District.

Status: The project has been placed on administrative hold since July 2007.

~~Attachments: as stated~~