



Local Agency Formation Commission of Napa County
Subdivision of the State of California

1030 Seminary Street, Suite B
Napa, California 94559
Phone: (707) 259-8645
Fax: (707) 251-1053
www.napa.lafco.ca.gov

We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture

Agenda Item 5d

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Analyst

MEETING DATE: June 1, 2015

SUBJECT: Current and Future Proposals

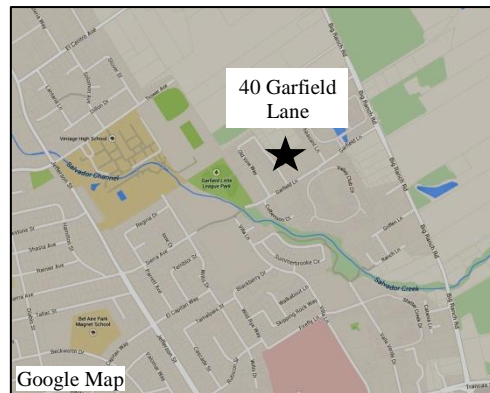
INFORMATION

There are currently two active proposals 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

Garfield Lane No. 4 Annexation to the Napa Sanitation District

A representative for an interested landowner of a 1.0 acre incorporated parcel located at 40 Garfield Lane has initiated an annexation proposal involving the Napa Sanitation District (NSD). The purpose of the proposal is to allow the landowner to further develop the affected territory to include up to six total single-family residences as contemplated in a tentatively approved infill development project. The new residences would connect to NSD’s existing public sewer infrastructure and receive public sewer services from the District. NSD has provided assurances that the District has sufficient capacity to extend public sewer services to the affected territory without adversely impacting existing ratepayers. This item will be considered for formal action as item 6c on today’s agenda.



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

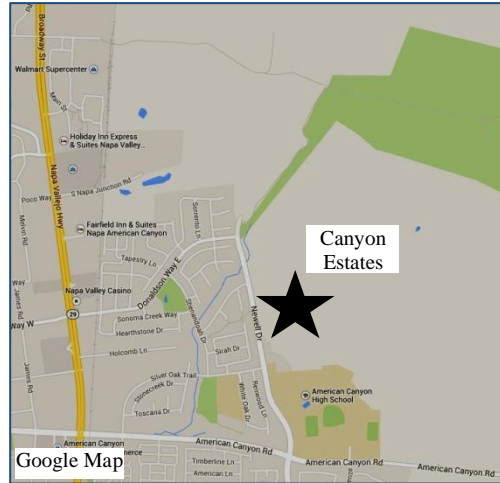
Brian J. Kelly, Commissioner
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Peter Banning
Interim Executive Officer

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.



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.

