



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 (Consent/Information)

TO: Local Agency Formation Commission
PREPARED BY: Brendon Freeman, Executive Officer
MEETING DATE: April 4, 2019
SUBJECT: Current and Future Proposals

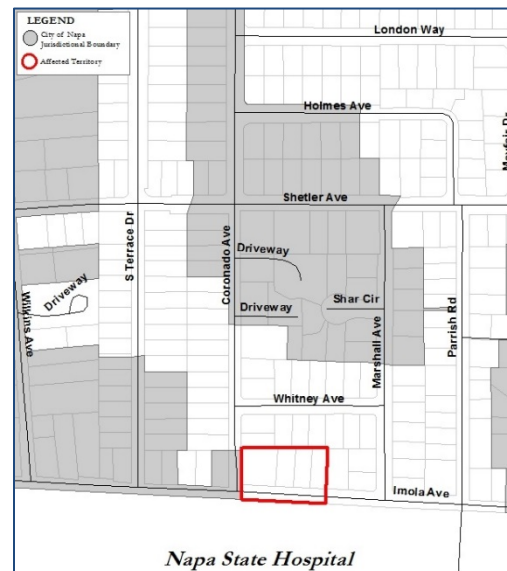
SUMMARY

This item is for information purposes only. California Government Code Section 56857 requires change of organization or reorganization proposals 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. There are currently no active proposals on file and 10 anticipated new proposals that are expected to be submitted in the foreseeable future. A summary of active and anticipated proposals follows.

Anticipated Proposals

Imola Avenue/Coronado Avenue Annexation to the City of Napa

The landowners of four unincorporated parcels totaling 1.1 acres located at 1100, 1106, 1110, and 1118 Imola Avenue have inquired about annexation to the City of Napa. The four parcels are within the City's sphere of influence (SOI) as well as an unincorporated island referred to as "Imola/Parrish" north of the Napa State Hospital. Current land uses within the parcels include a commercial market, three apartment units, a parking lot, and two single-family residences. The existing commercial and residential uses have active City water service accounts and are subject to the outside-City use rates. The purpose of annexation would be to allow the landowners to reduce their annual water service costs and receive other City services such as roads, sidewalks, and storm drainage. The parcels are built out based on the City's General Plan and zoning land use designations. The City recently adopted a resolution initiating annexation proceedings and will submit a proposal to annex the parcels within the next two months.



Margie Mohler, Chair
Councilmember, Town of Yountville

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

Gregory Rodeno, Commissioner
Representative of the General Public

Scott Sedgley, Commissioner
Councilmember, City of Napa

Diane Dillon, Commissioner
County of Napa Supervisor, 3rd District

Erik Lawrence, Alternate Commissioner
Representative of the General Public

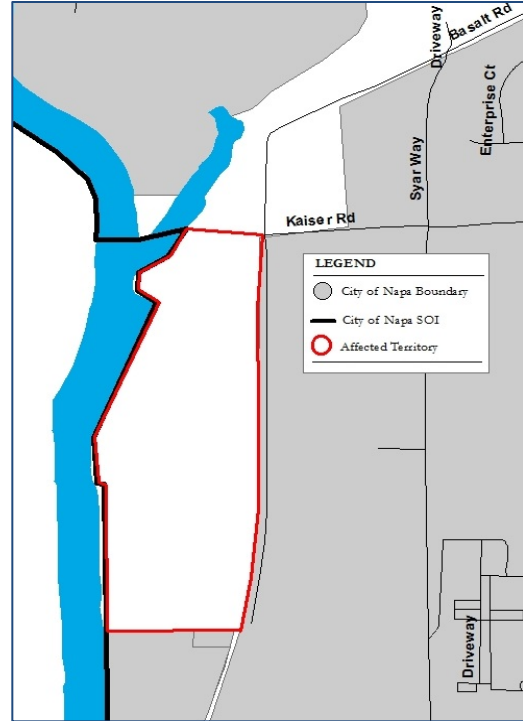
Kenneth Leary, Alternate Commissioner
Councilmember, City of American Canyon

Ryan Gregory, Alternate Commissioner
County of Napa Supervisor, 2nd District

Brendon Freeman
Executive Officer

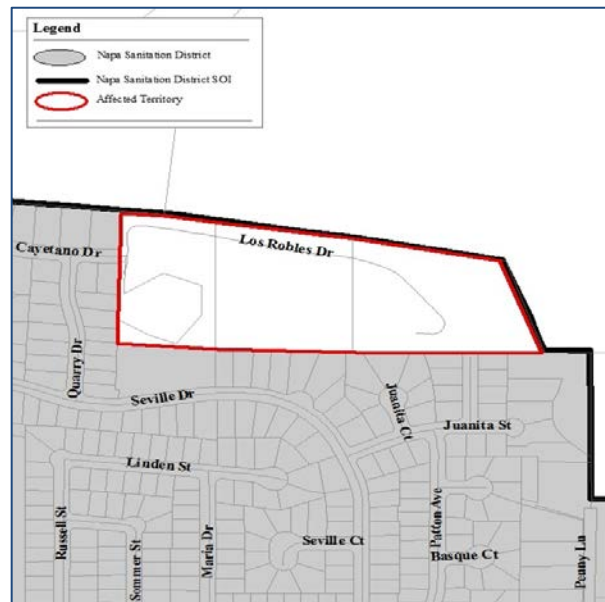
Napa Pipe Phase Two Annexation to the City of Napa

City of Napa staff has informed Commission staff that the City is interested in initiating the second phase of the Napa Pipe annexation. The first phase of the annexation was completed in September 2016. The second phase will comprise one parcel and a portion of railroad totaling approximately 43 acres of unincorporated territory located within the City's SOI near the intersection of Basalt Road and Kaiser Road. The purpose of annexation would be to facilitate modifications to an approved mixed use development project and associated development agreement to facilitate construction of new public infrastructure, a first phase of up to 400 housing units and a Costco retail store. The overall project includes a 150-unit continuing care retirement center for seniors, a 150-room hotel, parks and open space, and up to 945 residential units. County of Napa and City of Napa are working collaboratively on bringing the project to fruition, including special legislation to allow the City and County to share RHNA credits for building housing. A proposal for the second phase of the Napa Pipe annexation is expected to be submitted this year.



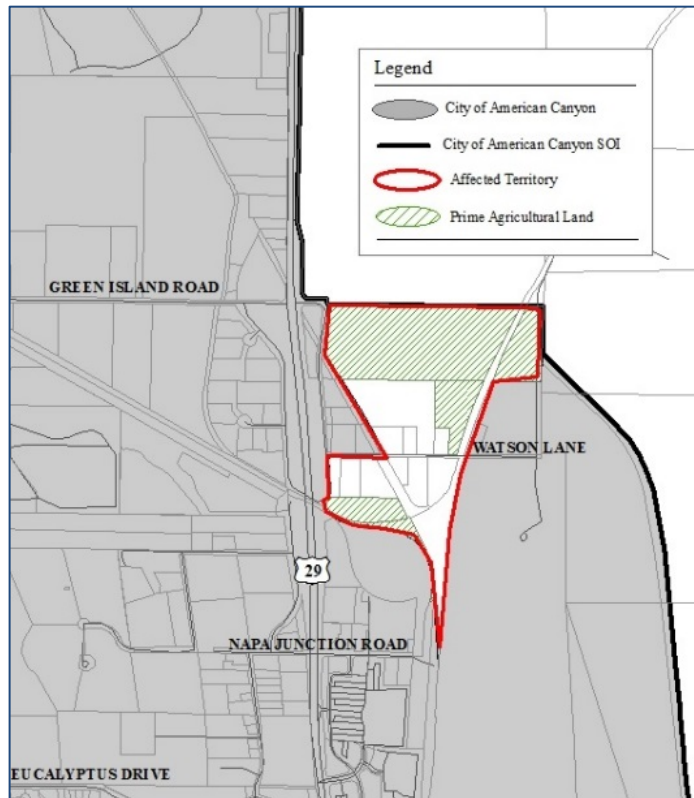
Los Robles Drive Annexation to NSD

A landowner has inquired about annexation of four incorporated parcels totaling 15.3 acres to NSD. The subject 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 include three single-family residences. The purpose of annexation would be to facilitate a residential development project that would be connected to NSD's public sewer service infrastructure. A proposal for annexation is expected to be submitted this year.



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

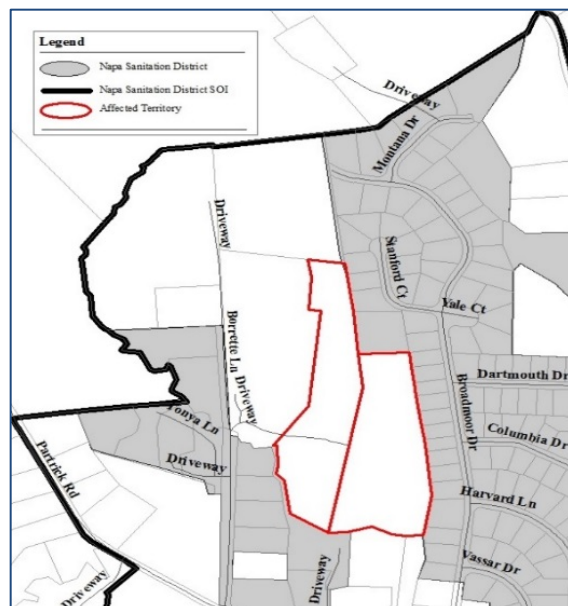
The American Canyon City Council has directed staff to initiate proceedings to annex 16 parcels and a portion of railroad totaling approximately 77.7 acres of unincorporated territory. The area is located within the City's SOI near Watson Lane and Paoli Loop. The parcels are within an unincorporated 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. A proposal for annexation is expected to be submitted this year.

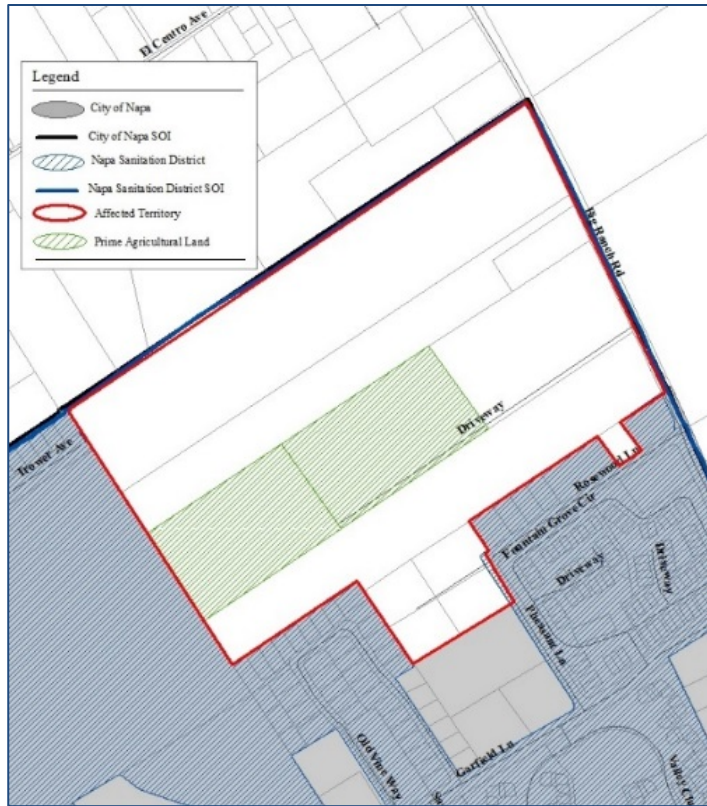
Borrette Lane Annexation to NSD

A landowner representative has inquired about annexation of two incorporated parcels within the City of Napa located at 1030 and 1040 Borrette Lane to NSD. Each parcel includes a single-family residence and is approximately 5.0 acres in size. Both parcels are located within NSD's SOI. The purpose of annexation would be to facilitate the residential development of the parcels under the City's land use authority. NSD has provided a will serve letter committing public sewer service to the properties following annexation. The City has already approved a tentative parcel map to reconfigure and subdivide the parcels. A proposal for annexation is expected to be submitted this year.



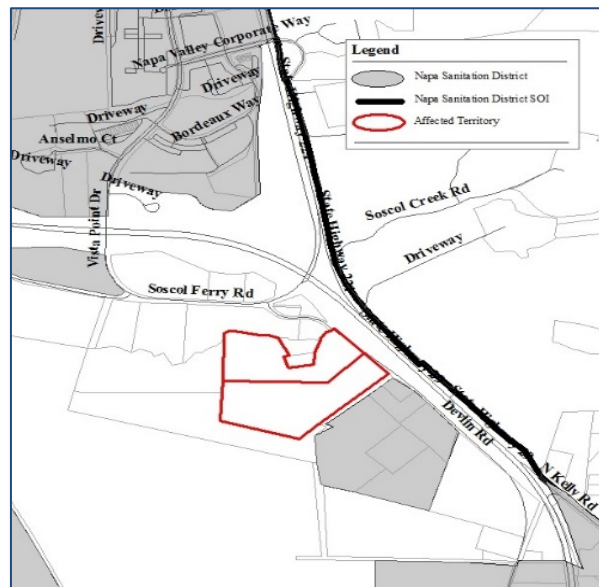
Big Ranch Road/Trower Avenue Annexation to the City of Napa and NSD

A proponent has inquired about annexation of 11 entire parcels and a portion of a 12th parcel to the City of Napa. The subject area includes approximately 66.3 acres of unincorporated territory located within the SOIs for the City and NSD near Big Ranch Road and Trower Avenue. Annexation to the City would facilitate the planned extension of Trower Avenue to Big Ranch Road. Concurrent annexation to NSD will be required pursuant to Commission policy. Additionally, a sphere of influence amendment may be requested as part of the Vintage High School Farm relocation project. A proposal for annexation of some or all of the parcels as well as a possible sphere amendment is expected to be submitted within the next two years.



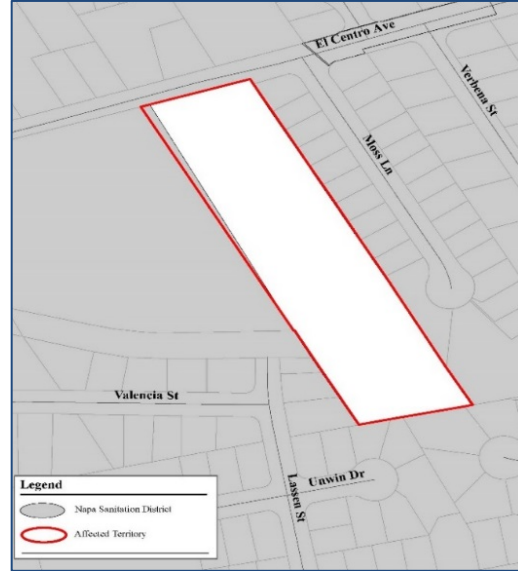
Devlin Road/Soscol Ferry Road Annexation to NSD

A landowner representative has inquired about annexation of two unincorporated parcels to NSD. The parcels total approximately 44.8 acres in size and are located within NSD's SOI near Devlin Road in the Airport Industrial Area. Annexation would facilitate the "Nova Warehouse" project that would include a warehouse and office space. Both parcels are included in the County's Napa Valley Business Park Specific Plan. The Specific Plan states that new development in the area is required to connect to NSD's public sewer system. A proposal for annexation is expected to be submitted within the next two years.



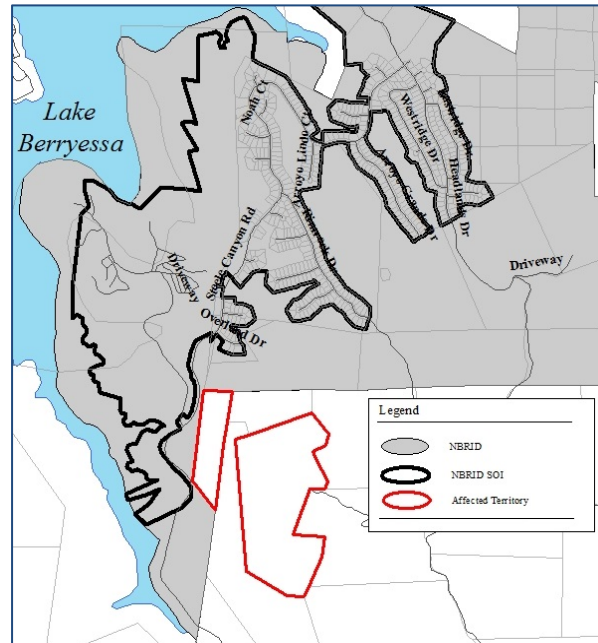
El Centro Avenue Annexation to NSD

The landowner of a 4.5 acre incorporated parcel at 1583 El Centro Avenue in the City of Napa has inquired about annexation to NSD. The parcel is located within 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. 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. A proposal for annexation is expected to be submitted within the next two years.



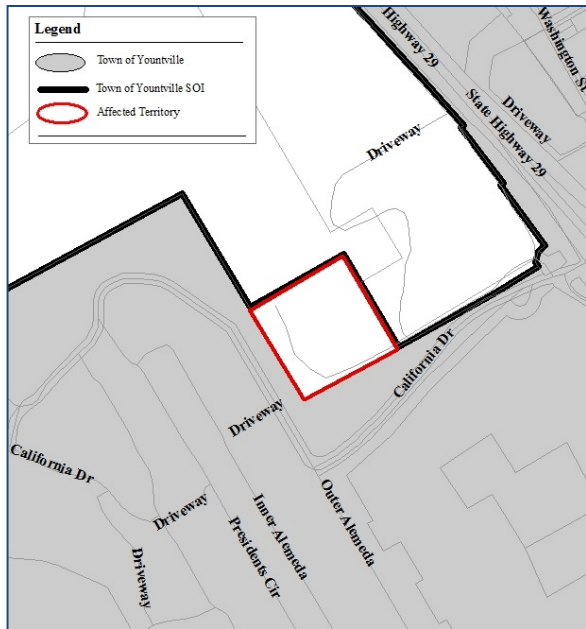
Wastewater Treatment Plant Annexation to NBRID

Staff from Napa Berryessa Resort Improvement District (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. Annexation would not result in any new growth or development. 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 in the next two years.



Domaine Chandon Annexation to the Town of Yountville

Town of Yountville staff has inquired about annexation of 8.8 acres of unincorporated territory representing a portion of an existing parcel. The subject territory is contiguous to the Town's existing jurisdictional boundary on two sides and entirely within the Town's SOI. Current land uses within the subject territory include the Domaine Chandon Visitor Center facility, which includes retail, wine tasting, wine club membership, and an employee office. The purpose of annexation would be to memorialize the long-standing public sewer service relationship between Domaine Chandon and the Town. Annexation would also potentially facilitate the further development of the subject parcel under the Town's land use authority. Given that the subject territory represents a portion of a larger parcel, a lot line adjustment will be required prior to the submittal of an annexation application. Based on recent discussions, it is uncertain when the Town is expected to consider adopting a resolution of application to annex the subject territory.



ATTACHMENTS

None