



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 6b

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Analyst

MEETING DATE: February 2, 2015

SUBJECT: Current and Future Proposals

INFORMATION

There are currently zero 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 active and anticipated proposals follows.

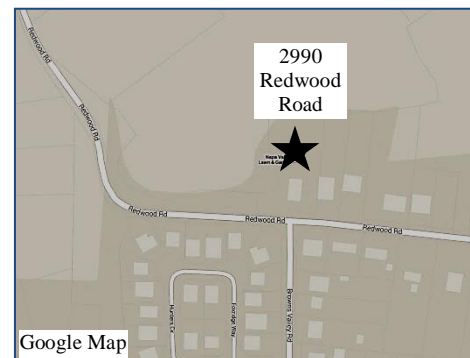
ACTIVE

None.

ANTICIPATED

2990 Redwood Road Annexation to the Napa Sanitation District

An interested landowner of a 1.7 acre incorporated parcel located at 2990 Redwood Road has inquired about annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to connect an existing single-family residence to District’s public sewer system. The District provided assurances it has sufficient capacity to extend public sewer services to the subject lot without impacting existing ratepayers. Staff anticipates an application will be submitted in the near future.



Joan Bennett, Chair
Councilmember, City of American Canyon

Greg Pitts, Commissioner
Councilmember, City of St. Helena

Juliana Inman, Alternate Commissioner
Councilmember, City of Napa

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

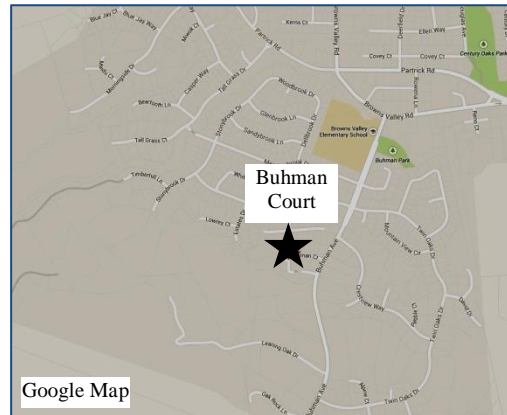
Brian J. Kelly, Commissioner
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Peter Banning
Interim Executive Officer

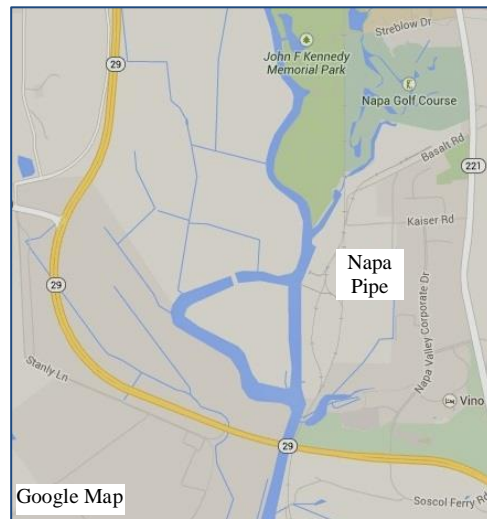
Buhman Court Annexation to the Napa Sanitation District

An interested landowner of a 13.9 acre incorporated parcel with no situs address near Buhman Court in west Napa has inquired about annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to develop the property with one single-family residence that would be connected to the District's public sewer system as contemplated in a tentatively approved development plan with the City of Napa. The District provided assurances it has sufficient capacity to extend public sewer services to the subject lot without impacting existing ratepayers. Staff anticipates an application will be submitted in the near future.



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'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 outlining various development and timing procedures relating to the Napa Pipe project.



The Napa Pipe project is highlighted by the inclusion of a Costco or similar warehouse 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 is expected to submit an application during the current calendar year to amend Napa's sphere of influence as well as 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. Additional environmental review specific to the annexation component of the project may be required of the applicant.