



Local Agency Formation Commission
LAFCO of Napa County

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April 7, 2008
Agenda Item No. 10b

April 1, 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 two proposals follows.

Borrette Lane No. 8 District Annexation to the Napa Sanitation District

This application has been submitted by Karen and Kirk Reid. The applicants propose the annexation of an approximate 6.04-acre incorporated parcel located at 1020 Borrette Lane in the City of Napa to the Napa Sanitation District. The parcel currently includes a single-family residence, vineyard, and small winery facility. The purpose of the proposal is to facilitate the division of half the parcel into four new residential lots. The remaining portion of the parcel will include the existing single-family residence, vineyard (reduced in size), and the winery.

The application represents a redo of the “Borrette Lane No. 7 District Annexation to the Napa Sanitation District” proposal, which was conditionally approved by the Commission on April 2, 2007. One of the conditions included satisfying the terms adopted by the District within one year of Commission approval. Last month, the District amended its own terms to now allow wastewater generated at the winery to continue to be treated through an on-site septic system. Due to scheduling constraints, the Commission was unable to consider amending its own resolution of approval to incorporate the District’s amended terms or to consider a time extension before the one-year deadline. Due to these circumstances, the earlier proposal has been abandoned and replaced by the current application.

Status: Staff anticipates presenting the application for Commission consideration as part of the May 5, 2008 meeting.

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

Wilkins Avenue Reorganization

This application has been submitted by the City of Napa. The applicant proposes the annexation of an approximate 0.77-acre unincorporated parcel located at 2138 Wilkins Avenue near the Napa State Hospital. Staff has reorganized the application to account for automatic detachment proceedings involving County Service Area (CSA) No. 4. The affected parcel includes an existing single-family residence. 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 from the City.

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 undeveloped 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 adopted mitigated negative declaration. 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. Detachment proceedings will be required for CSA No. 4.

Status: The City Council approved a resolution of application proposing the annexation of the affected parcel on March 18, 2008. LAFCO is currently awaiting the submittal of an application from the City.

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 (NVUSD) has initiated a multi-phased 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. NVUSD recently approved a final environmental impact report for the project. 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. Detachment proceedings will be required for CSA No. 4.

Status: It appears that this project will be brought to the Commission in phases. The first phase appears to involve NVUSD proposing annexation of the high school site to the District in the next few months. Additional phases of this project will likely be brought to the Commission over the next year.

Oat Hill Planned Development

(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. Detachment proceedings will be required for CSA. No. 4.

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. Detachment proceedings will be required for CSA. No. 4.

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

Attachment: none