



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 (Consent/Information)

TO: Local Agency Formation Commission
PREPARED BY: Brendon Freeman, Executive Officer
MEETING DATE: August 6, 2018
SUBJECT: Current and Future Proposals

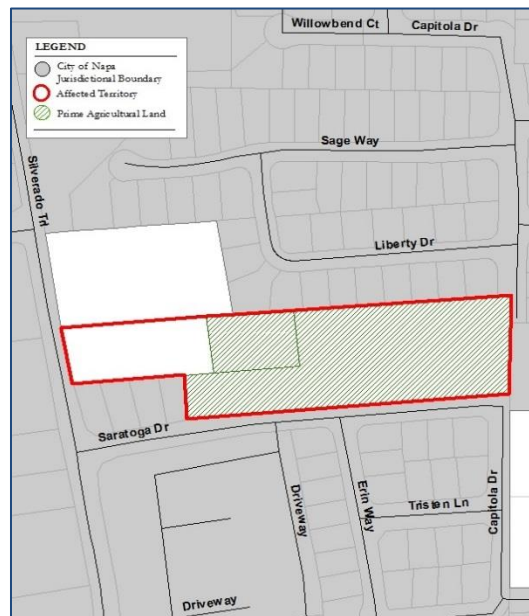
SUMMARY

This item is being presented to the Commission 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 four active proposals on file and ten anticipated new proposals that are expected to be submitted in the foreseeable future. A summary of active and anticipated proposals follows.

Active Proposals

Silverado Trail/Saratoga Drive No. 2 Reorganization

The landowner of three unincorporated parcels totaling 4.2 acres located at 330, 332, 334, and 336 Silverado Trail has submitted an application for concurrent annexation to the City of Napa and detachment from County Service Area No. 4. The parcels are located within the City's sphere of influence (SOI) and within an unincorporated island. Current land uses within the three parcels include a planted vineyard, a barn, and four single-family residences. The purpose of the proposal is facilitate the intensification of residential uses under the City's land use authority. The proposal could potentially facilitate the future development of the subject parcels to include up to 33 total single-family residential units based on parcel sizes and the City's General Plan land use designation. The proposal is included on today's agenda as item 7b.



Margie Mohler, Chair
Councilmember, Town of Yountville

Scott Sedgley, Commissioner
Councilmember, City of Napa

Kenneth Leary, Alternate Commissioner
Councilmember, City of American Canyon

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

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

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

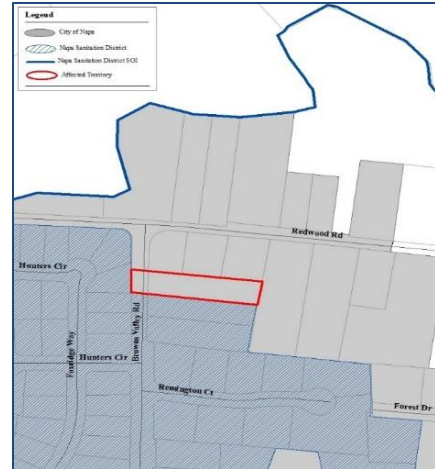
Gregory Rodeno, Commissioner
Representative of the General Public

Erik Lawrence, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

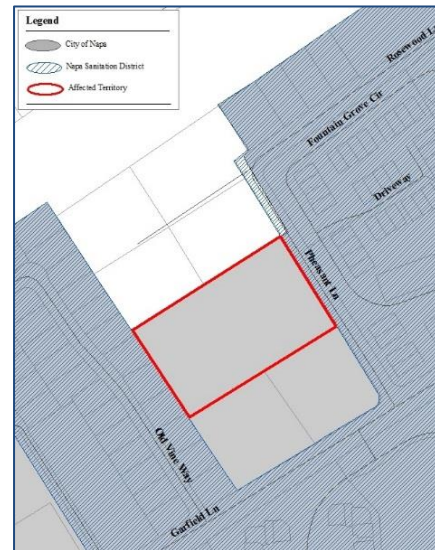
Browns Valley Road Annexation to NSD

The landowner of a 0.6 acre incorporated parcel at 4190 Browns Valley Road in the City of Napa has submitted an application for annexation to the Napa Sanitation District (NSD). The parcel is located within NSD's SOI and contiguous to NSD's existing boundary. The subject parcel is currently developed with one single-family residence. The purpose of annexation would be to allow the landowner to construct a new 1,191 square foot accessory dwelling unit and connect both units to NSD's public sewer service infrastructure. The proposal is included on today's agenda as item 7c.



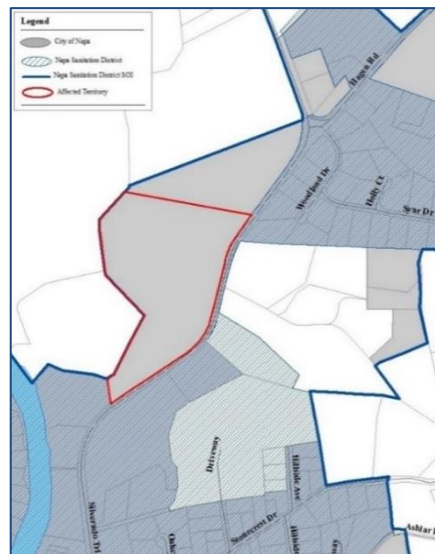
Pheasant Lane/Garfield Lane Annexation to NSD

The landowner of a 2.7 acre incorporated parcel at 5 Pheasant Lane in the City of Napa has submitted an application for annexation to NSD. The parcel is located within NSD's SOI and contiguous to NSD's existing boundary. The subject parcel is currently developed with a single-family residence, a detached garage, and a barn. The purpose of annexation would be to facilitate an 8-lot subdivision already approved by the City. It may be appropriate for the Commission to modify the boundary of the proposed annexation to also include two additional incorporated parcels located at 20 Garfield Lane and 30 Garfield Lane. The proposal, with or without modification, is expected to be considered for formal action by the Commission at its October 1, 2018, meeting.



Silverado Trail No. 3 Annexation to NSD

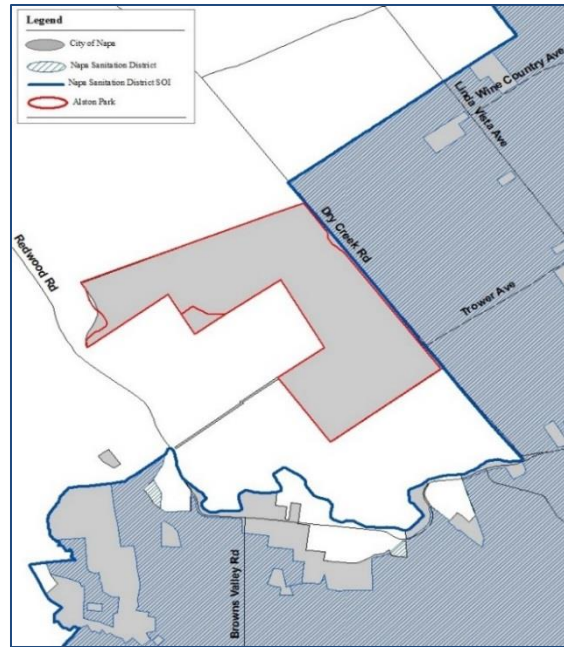
The landowner of a 12.5 acre incorporated parcel along Silverado Trail within the City of Napa has submitted an application for annexation to NSD. The parcel is located within NSD's SOI and contiguous to NSD's existing boundary. The subject parcel is currently undeveloped. The purpose of annexation would be to facilitate a planned 4-lot subdivision under the City's land use authority. The City has already approved a tentative parcel map for the subdivision. The proposal for annexation to NSD is expected to be considered for formal action by the Commission at its October 1, 2018, meeting.



Anticipated Proposals

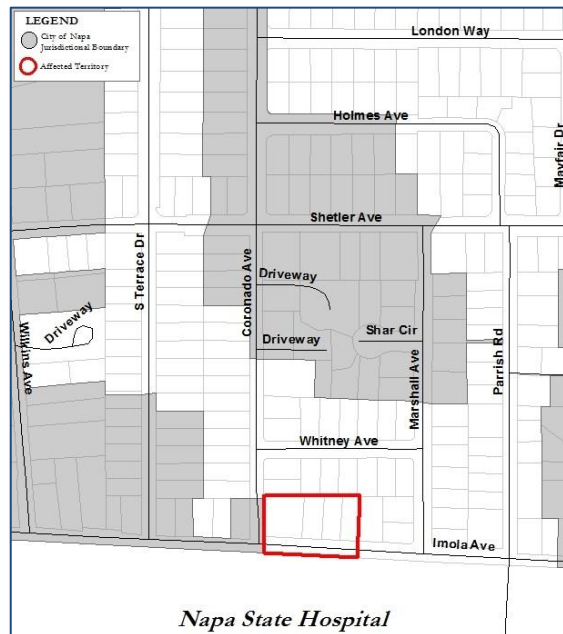
Alston Park SOI Amendment and Annexation to NSD

City of Napa staff has inquired about annexing a portion of Alston Park to NSD. Alston Park is owned by the City and located within the City's boundary, but is located outside NSD's SOI and boundary. Therefore, an SOI amendment is needed in order for the Commission to consider an annexation proposal. These two actions may be considered concurrently by the Commission. The purpose of annexing a portion of Alston Park to NSD would be to allow the City to construct a public restroom consistent with the City's Capital Improvement Plan for public parks. Notably, all of Alston Park is subject to a conservation easement with the Land Trust of Napa County that allows for the installation or extension of public utility lines or facilities on the property. A proposal for an amendment to NSD's SOI and concurrent annexation to NSD is expected to be submitted by the City within the next four months.



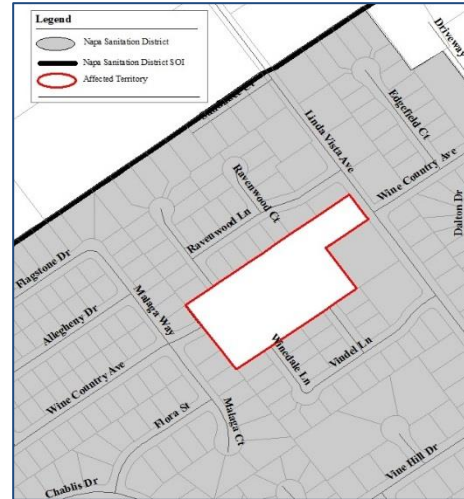
Imola Avenue/Coronado Avenue Annexation to the City of Napa

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 SOI as well as NSD's SOI and jurisdictional boundary. Notably, the parcels are located within an unincorporated island referred to as "Imola/Parrish" and are immediately 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 sidewalks and storm drainage. The parcels could not be further developed based on the City's General Plan and zoning land use designations. The City of Napa is expected to consider adopting a resolution of application to annex the parcels within the next six months.



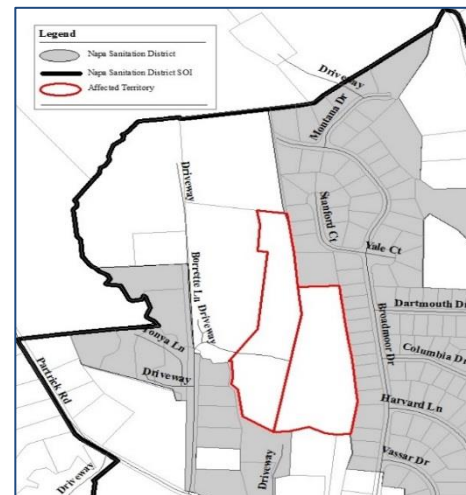
Linda Vista Avenue Annexation to NSD

The landowner of a 4.2 acre incorporated parcel at 4455 Linda Vista Avenue in the City of Napa has inquired about annexation to NSD. The parcel is located within NSD's SOI. The subject parcel is currently undeveloped. 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 25 total single-family residential units. The City has indicated an initial study will be prepared for the residential development project. A proposal for annexation is expected to be submitted within the next six months.



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 within the next six months.



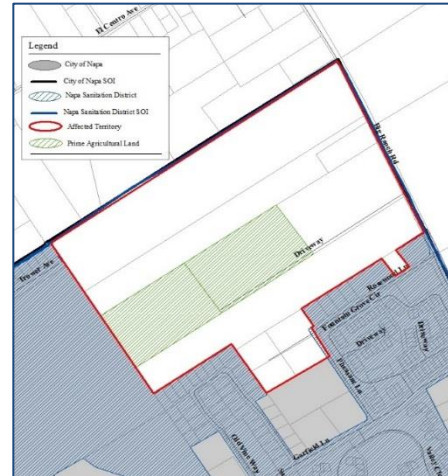
El Centro Avenue Annexation to NSD

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 eight months.



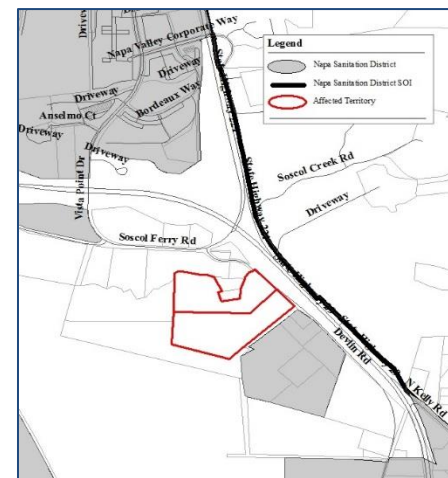
Big Ranch Road/Trower Avenue Annexation to the City of Napa and NSD

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. A proposal for annexation of some or all of the parcels is expected to be submitted within the next ten months.



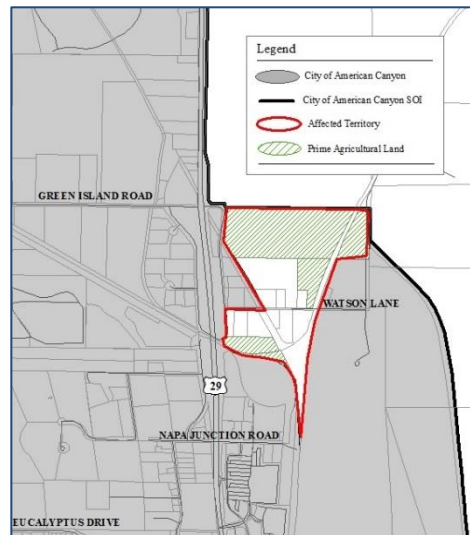
Devlin Road/Soscol Ferry Road Annexation to NSD

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 12 months.



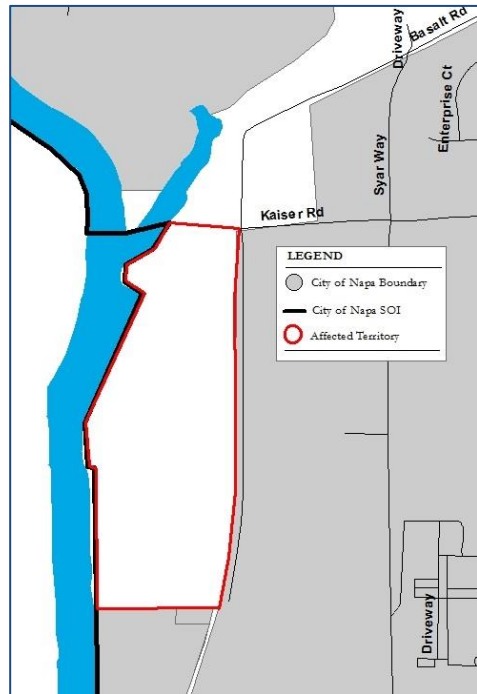
Watson Lane/Paoli Loop Annexation to the City of American Canyon

City of American Canyon staff has inquired about annexation of 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 within the next 12 months.



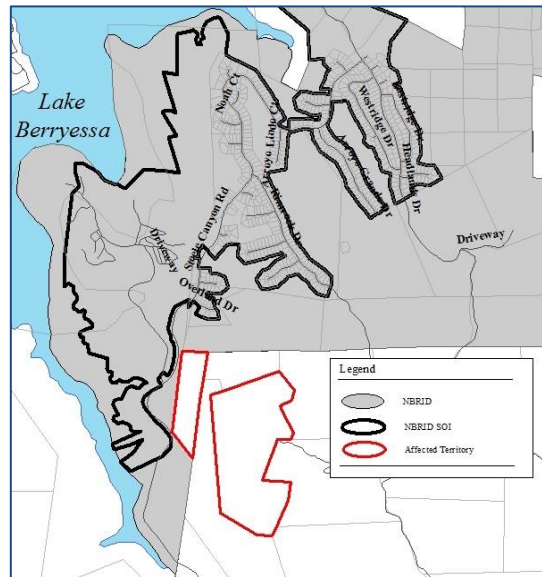
Napa Pipe Phase Two Annexation to the City of Napa

City of Napa staff has informed Commission staff that the City intends to initiate 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 a mixed use development project as contemplated in a development agreement and several sub-agreements. Contemplated uses include a Costco 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. It is important to note a significant component of the existing development agreements involves the City assuming the County's Regional Housing Needs Allocations for all future General Plan Housing Element cycles. A proposal for the second phase of the Napa Pipe annexation is expected to be submitted within the next 15 months.



Wastewater Treatment Plant Annexation to the Napa Berryessa Resort Improvement District

Staff from Napa Berryessa Resort Improvement District (NBRID) has inquired about annexation of the District's two wastewater treatment plants. The wastewater treatment plants are located on two unincorporated parcels owned by NBRID that are located outside the District's sphere of influence and jurisdictional boundary. In order for the parcels to be annexed to NBRID, they would first need to be added to the District's sphere of influence. The purpose of annexation would be to reduce NBRID's annual property tax obligations given that the parcels are owned and used by the District for a municipal purpose in support of the District's operations. 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 24 months.



ATTACHMENTS

None