



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: August 7, 2017

SUBJECT: Current and Future Proposals

SUMMARY

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 is currently one active proposal on file and six anticipated new proposals that are expected to be submitted in the foreseeable future based on discussions with proponents. A summary of current and future proposals follows.

Active Proposals

Penny Lane No. 4 Reorganization

The landowner of a 0.9 acre unincorporated parcel at 2159 Penny Lane has submitted a petition to annex the parcel to the City of Napa. The parcel is located within the City's sphere of influence. Current land uses on the parcel include one single-family residence and a detached garage. The purpose of the annexation proposal is to allow the landowner to add a second unit and connect both units to the City's public water system. Based on subsequent communication from neighboring landowners, staff has modified the proposal to (1) expand the annexation territory to include 2137 Penny Lane and 2139 Penny Lane along with the adjacent portions of public right-of-way and (2) concurrently detach the annexation territory from County Service Area No. 4. The proposed annexation is included on today's agenda as item 7b.



Juliana Inman, Commissioner
Councilmember, City of Napa

Margie Mohler, Commissioner
Councilmember, Town of Yountville

Kenneth Leary, Alternate Commissioner
Councilmember, City of American Canyon

Brad Wagenknecht, 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

Brian J. Kelly, Vice Chair
Representative of the General Public

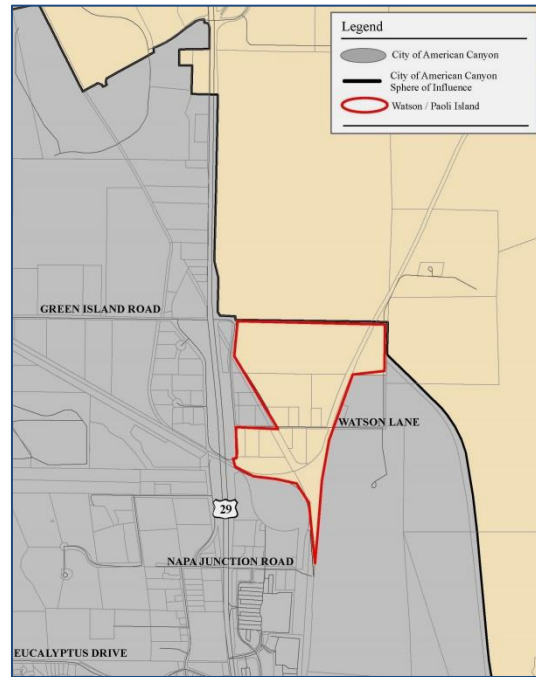
Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

Anticipated Proposals

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

City of American Canyon staff has inquired about annexation of approximately 77.7 acres of unincorporated territory that comprises 16 total parcels within the City's sphere of influence. The area is located to the northeast of the City's current jurisdictional boundary near Watson Lane and Paoli Loop. The purpose of annexation would be to facilitate the future development of the properties under the City's land use authority. LAFCO staff has communicated to American Canyon staff that the area is considered a substantially surrounded unincorporated island and therefore can be annexed using the expedited island annexation proceedings codified under California Government Code Section 56375.3. This process requires the City to adopt a resolution of application to annex the entire island. LAFCO would be directed to approve the proposal and waive protest proceedings under this statute. A proposal for annexation of the entire island is expected to be submitted within the next six to eight months.



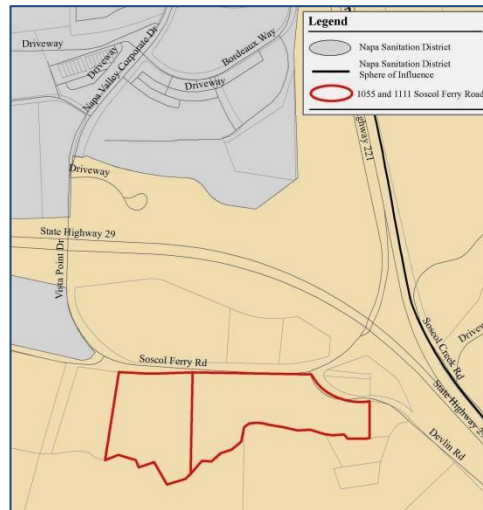
Linda Vista Avenue Annexation to the Napa Sanitation District

The landowner of a 0.8 acre incorporated parcel at 3660 Linda Vista Avenue in the City of Napa has inquired about annexation to the Napa Sanitation District (NSD). The parcel is located within NSD's sphere of influence. The purpose of annexation would be to allow the landowner to remove the existing private onsite septic system and connect to NSD's public sewer system. The landowner has communicated to staff that annexation plans are currently on hold. A proposal for annexation of the parcel may be submitted within the next year.



Soscol Ferry Road Annexation to the Napa Sanitation District

A representative of the landowner of a 12.6 acre unincorporated parcel located at 1111 Soscol Ferry Road has inquired about annexation to NSD. The landowner's representative also inquired about including the adjacent 10.3 acre unincorporated parcel to the immediate west located at 1055 Soscol Ferry Road. Both parcels are included in NSD's sphere of influence and eligible for annexation. The annexation would be for purposes of facilitating an expansion of existing industrial land uses. Both parcels are included in the County's Napa Valley Business Park Specific Plan. Further, both parcels are subject to pending projects under the County's land use authority. The 1055 Soscol Ferry Road project involves a condominium storage facility project. The 1111 Soscol Ferry Road project involves an expansion of existing RV storage facility uses. The existing storage facility at 1111 Soscol Ferry Road is subject to waste disposal problems and the County Environmental Health Division has indicated that system improvements are necessary. A proposal for annexation of one or both parcels is expected to be submitted within the next two years.



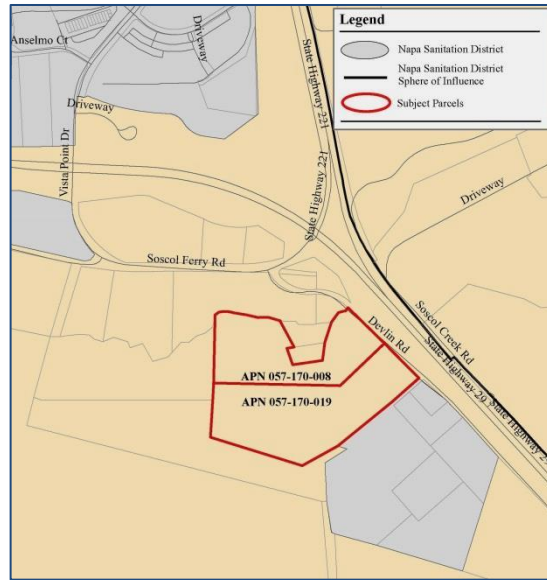
Borrette Lane Annexation to the Napa Sanitation District

A representative of the landowners of two incorporated parcels located at 1030 and 1040 Borrette Lane in the City of Napa has inquired about annexation to NSD. Each parcel is approximately 5.0 acres and includes a single-family residence. Both parcels are located within NSD's sphere of influence and therefore eligible for annexation. The purpose of annexation would be to allow the parcels to remove the existing private onsite septic systems and further develop to include up to 14 total single-family residences as allowed under the City of Napa's land use authority. NSD has provided a conditional will serve letter indicating the District will provide public sewer service to the properties following annexation. NSD's conditional will serve letter is valid for a period of three years. It is anticipated a development project for the subject parcels will be submitted to the City of Napa in the near future. A proposal for annexation of one or both parcels is expected to be submitted within the next two years.



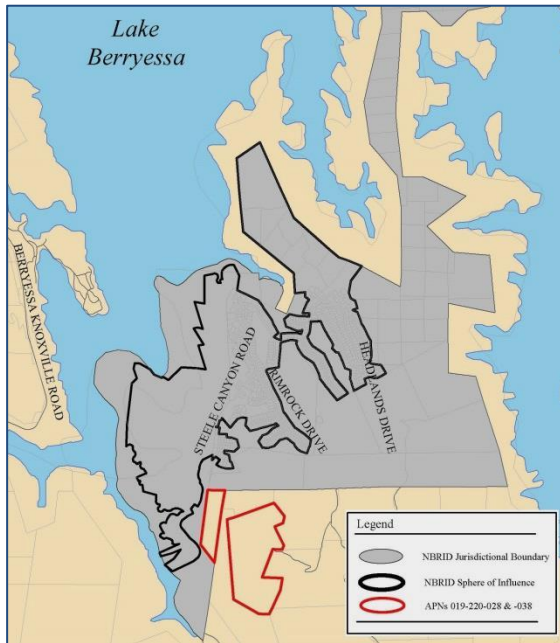
Devlin Road Annexation to the Napa Sanitation District

A representative of the landowner of two unincorporated parcels totaling approximately 44.8 acres located near Devlin Road in the Airport Industrial Area has inquired about annexation to NSD. Both parcels are included in NSD’s sphere of influence and eligible for annexation. The annexation would be for purposes of facilitating the pending “Nova Warehouse” project that would include a warehouse and office. 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. It is important to note that a lot line adjustment is proposed as part of the project. The lot line adjustment will need to be completed prior to Commission consideration of an annexation proposal. A proposal for annexation of the parcels is expected to be submitted within the next two years.



Wastewater Treatment Plant Annexation to 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 sphere of influence update for NBRID in 2018 or 2019.



ATTACHMENTS

None