



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 5, 2019
SUBJECT: Current and Future Proposals

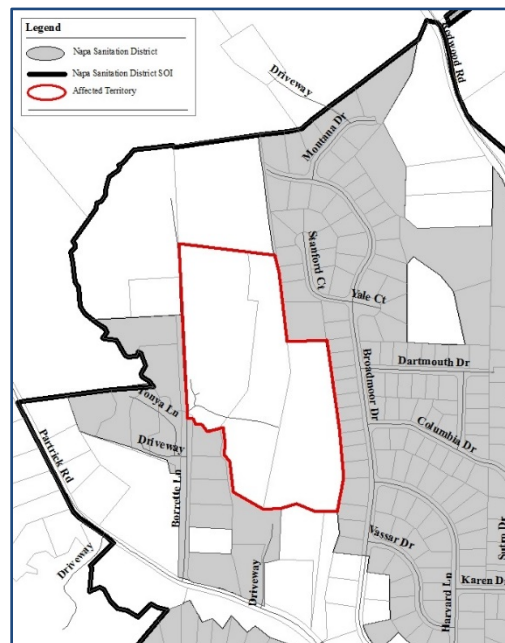
SUMMARY

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 three active proposals on file and seven anticipated new proposals expected to be submitted in the foreseeable future. A summary of active and anticipated proposals follows.

Active Proposals

Borrette Lane No. 10 Annexation to the Napa Sanitation District

A landowner representative submitted a landowner petition to annex two incorporated parcels within the City of Napa located at 1030 and 1040 Borrette Lane to the Napa Sanitation District (NSD). Staff modified the affected territory to include one additional parcel located at 1020 Borrette Lane. All three parcels are located within NSD's sphere of influence (SOI). The purpose of annexation is to facilitate a residential subdivision of 1030 and 1040 Borrette Lane, as well as allow for the future construction of an accessory dwelling unit within 1020 Borrette Lane. The proposal will be considered by the Commission as part of item 7a on today's agenda.



Kenneth Leary, Vice Chair
Councilmember, City of American Canyon

Margie Mohler, Commissioner
Councilmember, Town of Yountville

Scott Sedgley, Alternate Commissioner
Councilmember, City of Napa

Brad Wagenknecht, Commissioner
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

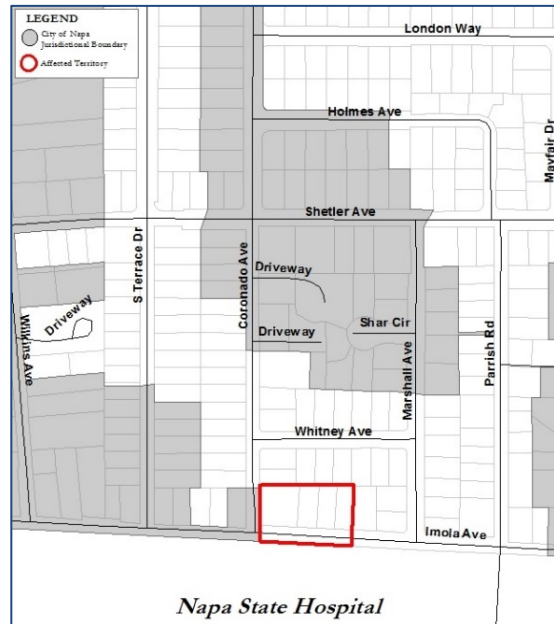
Gregory Rodeno, Chair
Representative of the General Public

Vacant, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

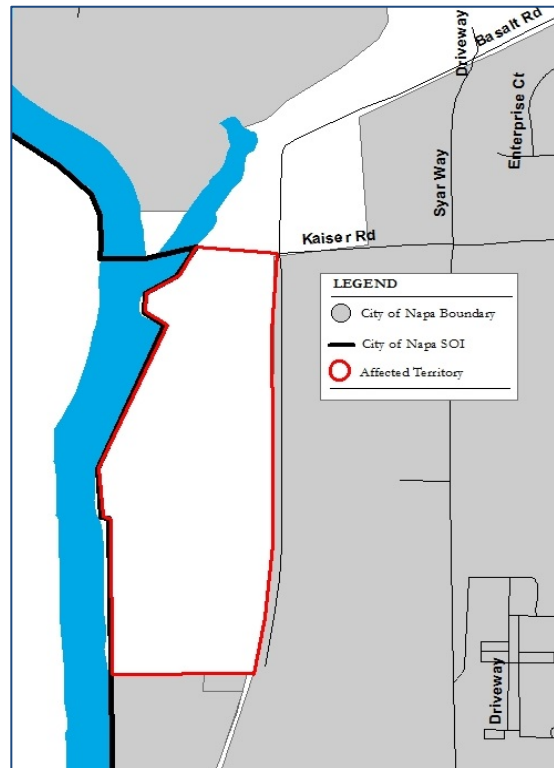
Imola Avenue/Coronado Avenue No. 2 Reorganization: Annexation to the City of Napa and Detachment from County Service Area No. 4

The City of Napa submitted an application by resolution to annex four unincorporated parcels totaling 1.1 acres located at 1100, 1106, 1110, and 1118 Imola Avenue. The proposal also involves concurrent detachment of the four parcels from County Service Area No. 4. The proposal is considered a reorganization given the application involves two concurrent boundary changes for separate local agencies. The proposal will be considered by the Commission as part of item 7b on today's agenda.



Napa Pipe No. 2 Reorganization: Annexation to the City of Napa and Detachment from County Service Area No. 4

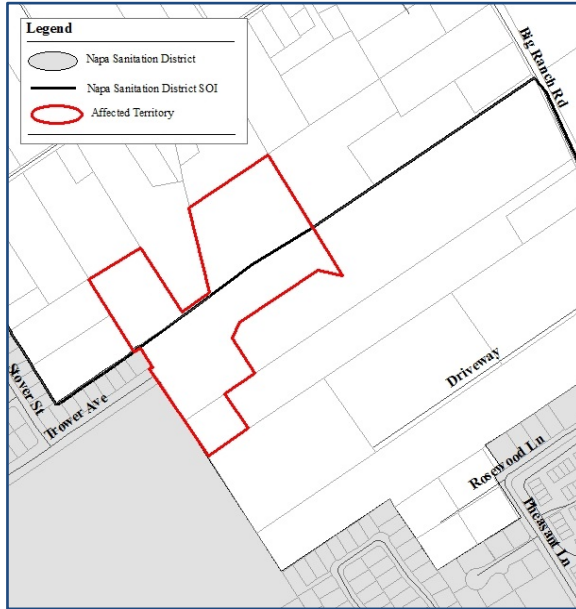
A landowner submitted a petition to initiate the second phase of the Napa Pipe annexation. The first phase of the annexation was completed in September 2016. The second phase comprises one parcel and a portion of railroad totaling approximately 46 acres of unincorporated territory located within the City's SOI near the intersection of Basalt Road and Kaiser Road, and east of the Napa River. The proposal also involves concurrent detachment from County Service Area No. 4. The proposal is considered a reorganization given the application involves two concurrent boundary changes for separate local agencies. The purpose of annexation is 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. The proposal is expected to be considered by the Commission on October 7, 2019.



Anticipated Proposals

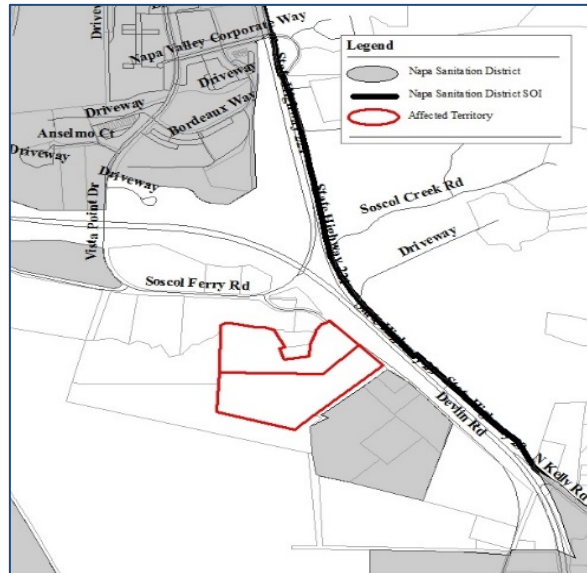
Vintage High School Farm Sphere of Influence Amendment and Annexation to NSD

The Napa Valley Unified School District submitted a preliminary application for an SOI amendment and annexation of approximately 12.8 acres of territory involving NSD. The affected territory is unincorporated and located immediately adjacent to the City of Napa near the terminus of Trower Avenue. The affected territory is currently undeveloped and designated for residential use under the County of Napa General Plan. The purpose of the SOI amendment and annexation is to facilitate the planned relocation of Vintage High School's educational farm. The affected territory comprises portions of four parcels that have been tentatively approved by the County for a lot line adjustment. The proposal is considered incomplete until the lot line adjustment has been formally approved by the County and additional information related to the adjusted parcels is submitted to the Executive Officer.



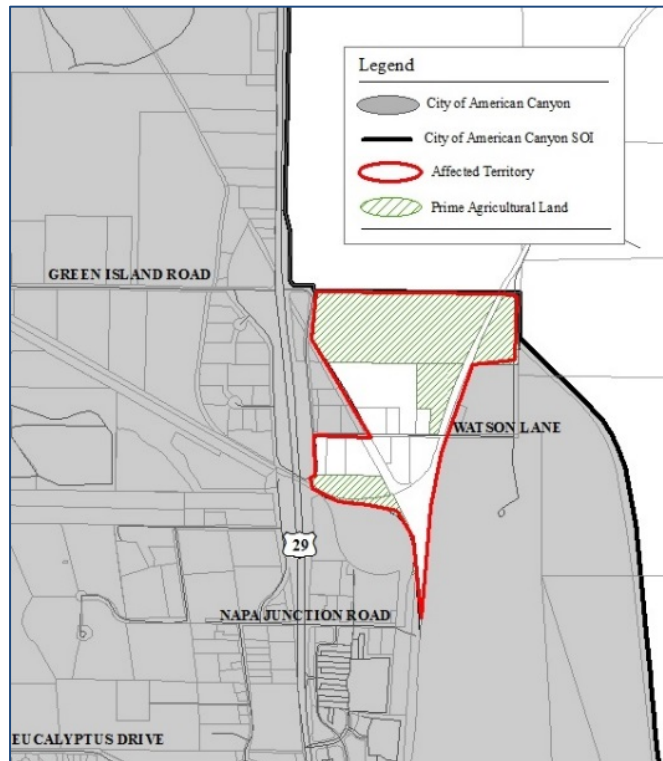
Devlin Road/Soscol Ferry Road Annexation to NSD

A landowner representative 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 months.



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

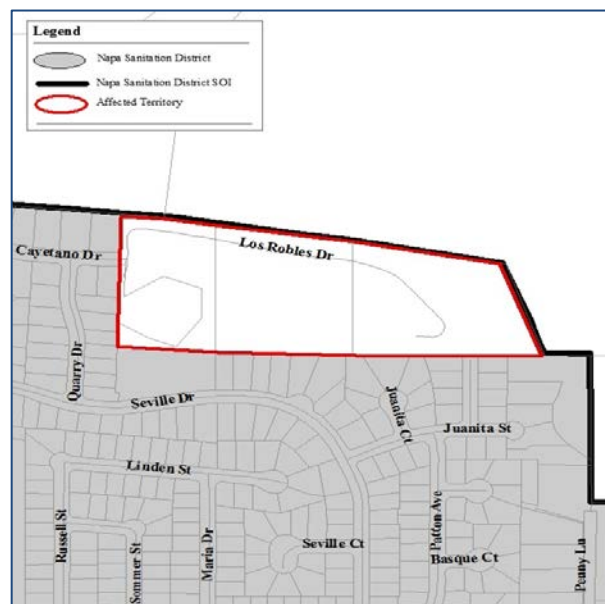
The American Canyon City Council has directed staff to initiate proceedings to annex 16 parcels and a portion of railroad totaling approximately 77.7 acres of unincorporated territory. The area is located within the City's SOI near Watson Lane and Paoli Loop. The parcels are within an unincorporated 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 within the next six months.

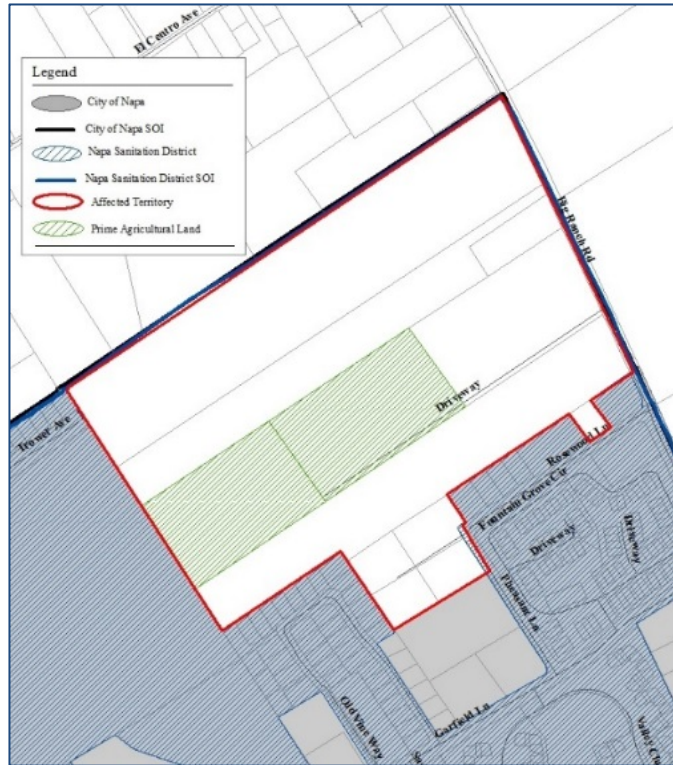
Los Robles Drive Annexation to NSD

A landowner 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 within the next year.



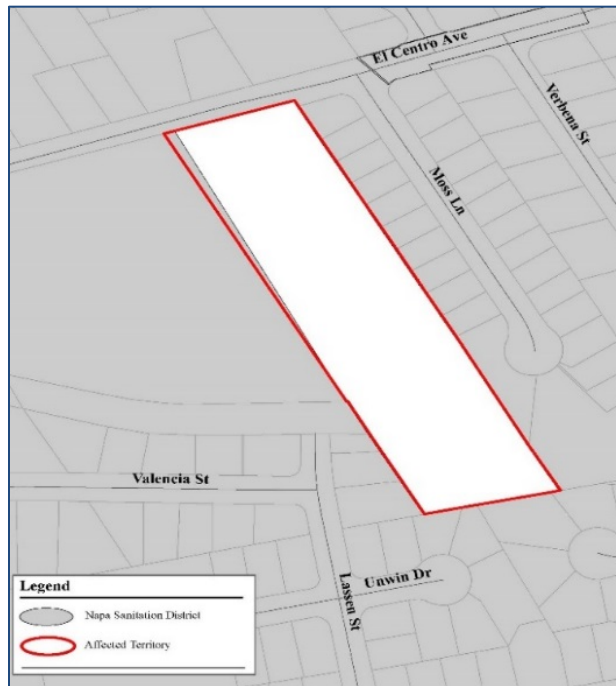
Big Ranch Road/Trower Avenue Annexation to the City of Napa and NSD

A landowner representative 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 (see page two of this report). 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.



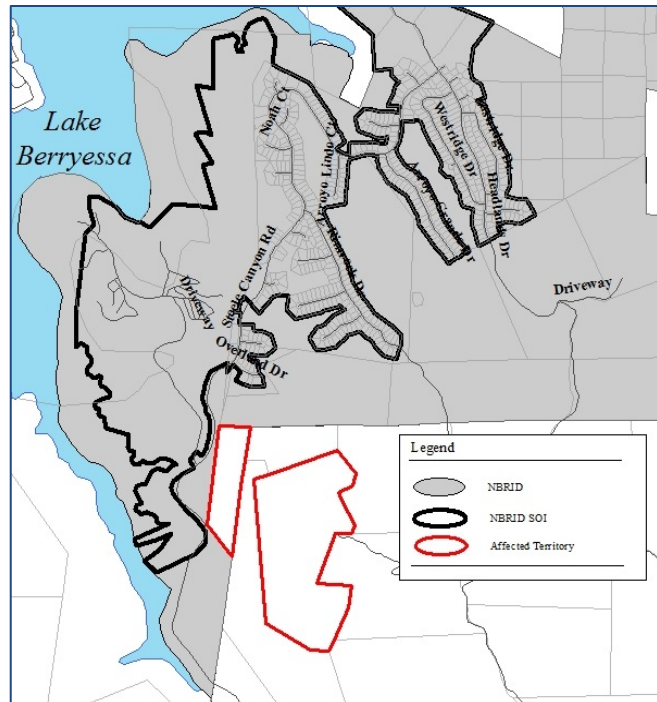
El Centro Avenue Annexation to NSD

A landowner inquired about annexation of one parcel to NSD. The parcel is located at 1583 El Centro Avenue, in the City of Napa, and in 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 under the City's land use authority. 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 the Napa Berryessa Resort Improvement District

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.



ATTACHMENTS

None