



Agenda Item 5g (Consent/Information)

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Executive Officer *BF*

MEETING DATE: August 1, 2022

SUBJECT: Current and Future Proposals

SUMMARY

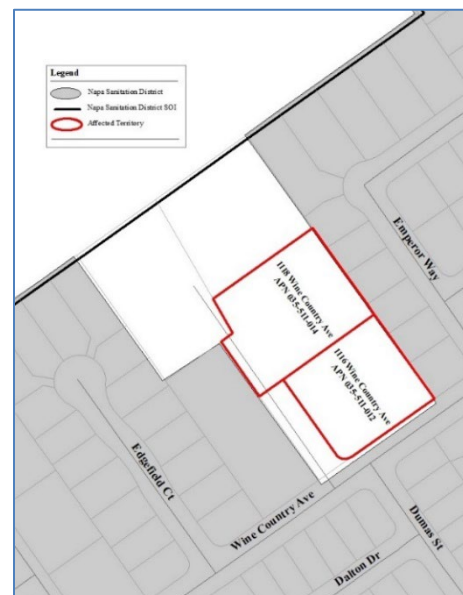
This is a consent item for information purposes only. Accordingly, if interested, the Commission is invited to pull this item for additional discussion with the concurrence of the Chair. No formal action will be taken as part of this item.

This report summarizes all current and future boundary change proposals. There are currently three active proposals on file and nine anticipated new proposals that are expected to be submitted in the future. A summary follows.

Active Proposals

Wine Country Avenue No. 6 Annexation to the Napa Sanitation District (NSD)

A landowner has submitted an application to annex two parcels to NSD. The parcels are located at 1116 and 1118 Wine Country Avenue in the City of Napa and are identified as Assessor Parcel Numbers 035-511-012 and -014, respectively. The two parcels total approximately 2.5 acres in size. Annexation could potentially facilitate the subdivision of the parcels to include up to 15 residential lots based on the City's General Plan land use designation. However, the landowner has indicated no interest in pursuing development in the foreseeable future. It is anticipated the Commission will take action on this proposal on October 3, 2022.



Margie Mohler, Chair
Councilmember, Town of Yountville

Mariam Aboudamous, Commissioner
Councilmember, City of American Canyon

Beth Painter, Alternate Commissioner
Councilmember, City of Napa

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

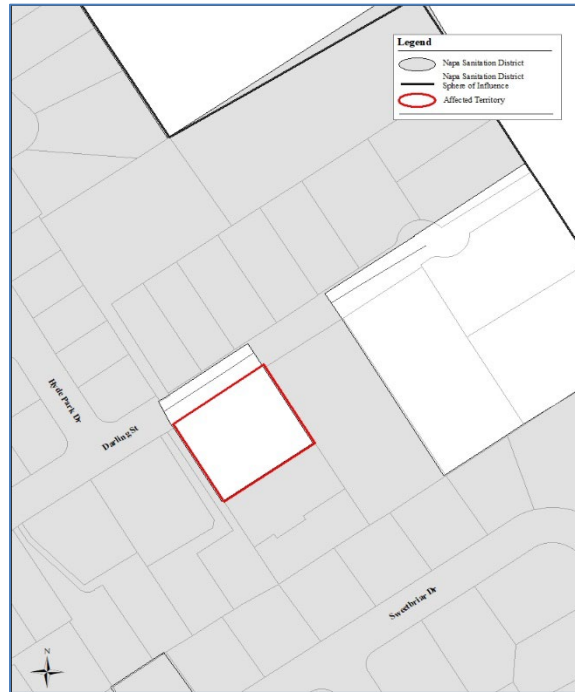
Kenneth Leary, Commissioner
Representative of the General Public

Eve Kahn, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

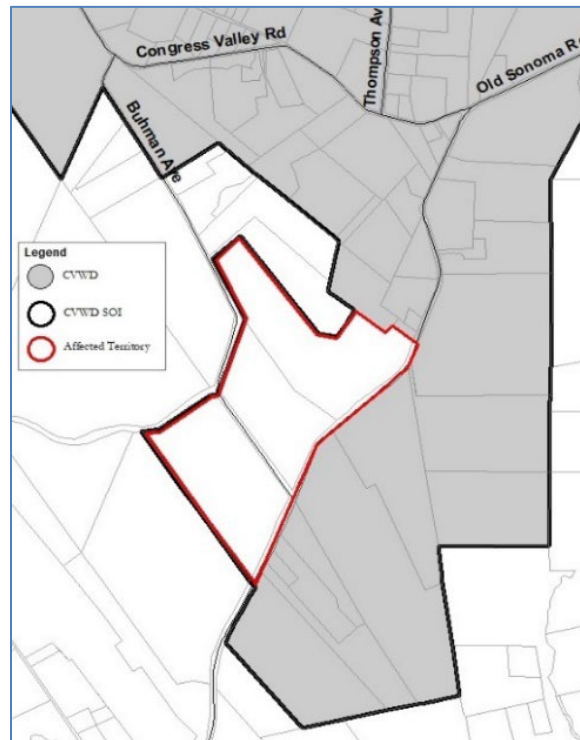
Darling Street No. 7 Annexation to NSD

A landowner has submitted an application to annex one parcel to NSD. The parcel is located at 2139 Darling Street in the City of Napa and identified as Assessor Parcel Number 038-471-005. The parcel totals approximately 0.6 acres in size. Annexation of the adjacent portion of public right-of-way along Darling Street will be required. Annexation could potentially facilitate the subdivision of the parcel to include up to three residential lots based on the City's General Plan land use designation. The landowner has indicated interest in developing a second residential unit on the parcel. It is anticipated the Commission will take action on this proposal on October 3, 2022.



Old Sonoma Road/Buhman Avenue Annexation to the Congress Valley Water District (CVWD)

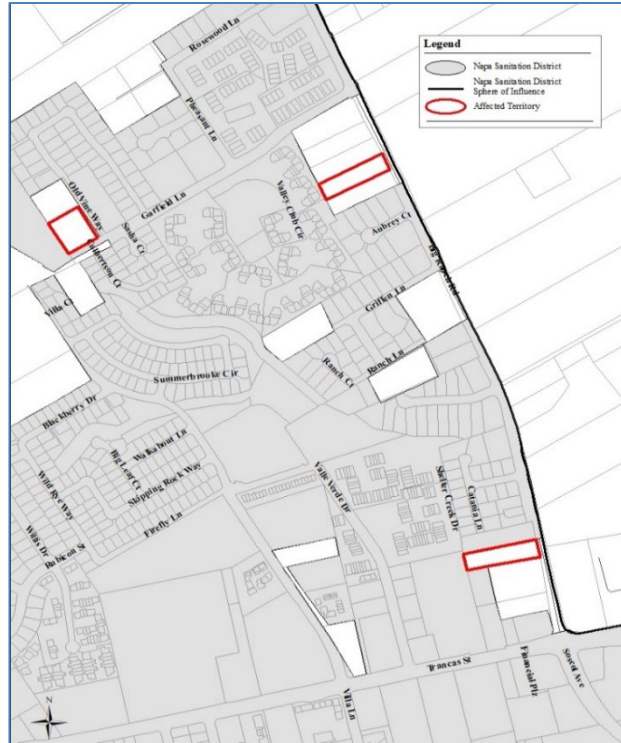
A landowner previously submitted a proposal to annex three unincorporated parcels totaling approximately 141.5 acres in size to CVWD. The parcels are located along the northwestern side of Old Sonoma Road at its intersection with Buhman Avenue and identified as Assessor Parcel Numbers 047-030-005, 047-030-020, and 047-080-001. Current land uses include two single-family residences and commercial vineyards with auxiliary structures and facilities. Two of the parcels already receive water service through grandfathered outside service agreements. Annexation would establish permanent water service to all three parcels. CVWD has requested, and the landowners have agreed, to postpone any LAFCO action until a CVWD's water supply contract with the City of Napa receives a long-term extension.



Anticipated Proposals

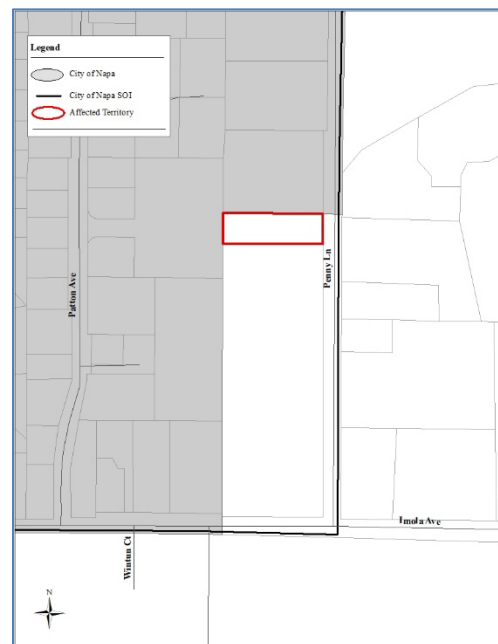
Big Ranch Road/Garfield Lane No. 2 Annexation to NSD

A representative for the landowners of three parcels has inquired about annexation to NSD. The parcels are located at 2033 & 2159 Big Ranch Road and 56 Garfield Lane in the City of Napa and identified as Assessor Parcel Numbers 038-170-007, 038-160-008, and 038-160-014, respectively. The three parcels total approximately 3.1 acres in size and located within three non-contiguous areas. Staff sent letters to all neighboring landowners within these three areas inviting their participation in the annexation. The proposal is expected to be submitted in the next week and the Commission will take action on the proposal as early as October 3, 2022.



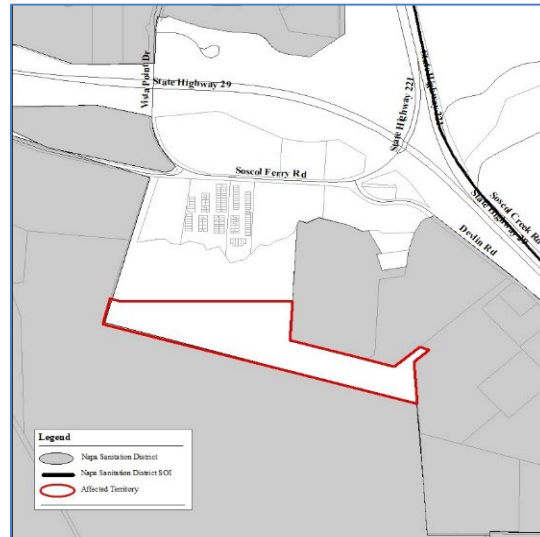
2165 Penny Lane Annexation to the City of Napa

A landowner of one parcel located at 2165 Penny Lane has inquired about annexation to the City of Napa. The parcel is approximately 0.3 acres in size and identified as Assessor Parcel Number 046-422-018. Annexation of the adjacent portion of public right-of-way along Penny Lane and detachment of the entire affected territory from County Service Area (CSA) No. 4 will be required. The parcel is already within NSD's boundary and receives public sewer service. The residence currently receives water from a private onsite well, which is experiencing quality and quantity issues. The underlying purpose of annexation is to connect to the City's public water infrastructure. The proposal is expected to be submitted in the next month.



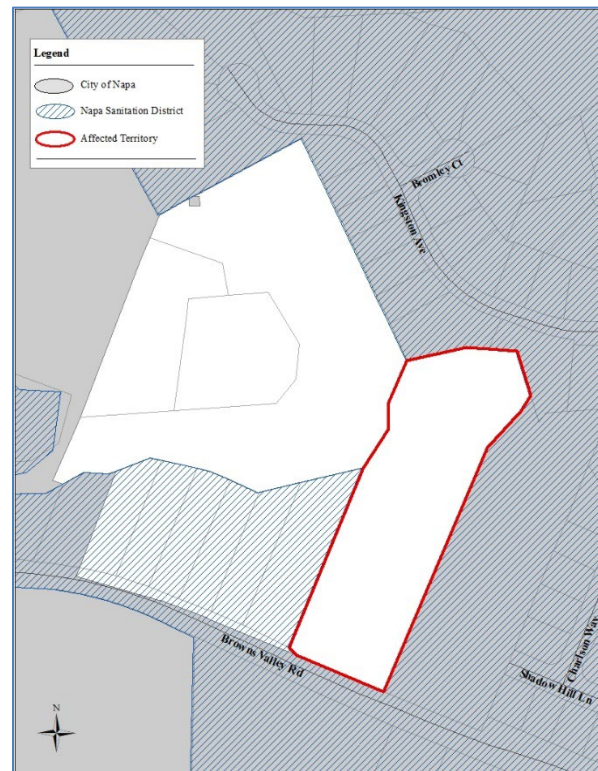
Devlin Road No. 6 Annexation to NSD

A landowner has inquired about annexation of one unincorporated parcel totaling approximately 27.5 acres in size to NSD. The parcel is identified as Assessor Parcel Number 057-170-010 and has no situs address. The parcel is currently undeveloped. Annexation to NSD would facilitate the Nova Business Park North project, which will include industrial land uses. The proposal is expected to be submitted in the near future.



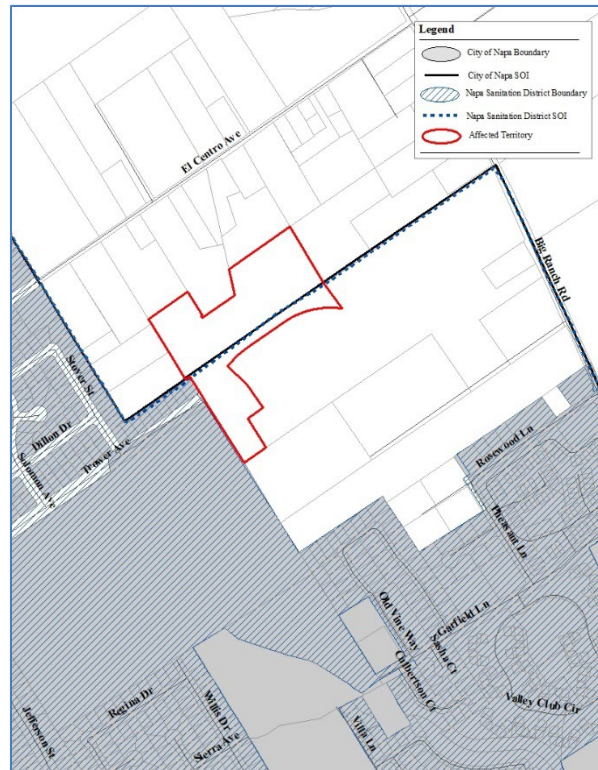
3090 Browns Valley Road Annexation to the City of Napa and NSD

The City of Napa is expected to adopt a resolution of application to initiate the annexation of, at a minimum, one unincorporated parcel located at 3090 Browns Valley Road. Land use within the parcel is limited to one single-family residence. The parcel is approximately 3.77 acres in size, identified as Assessor Parcel Number 041-170-009, and located within an unincorporated island referred to as “Browns Valley/Kingston”. The proposal will involve annexation to the City, annexation to NSD, and detachment from CSA No. 4. The City has invited other landowners within the island to join the annexation. The underlying purpose of annexation of 3090 Browns Valley Road is to facilitate a planned subdivision totaling 12 single-family residences consistent with the City’s rezoning assignments. The proposal is expected to be submitted in the near future.



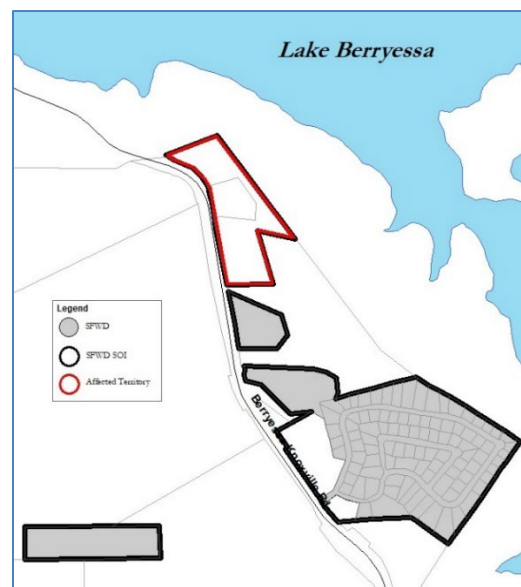
Vintage High School Farm Sphere of Influence Amendment and Annexation Involving the City of Napa and NSD

The Napa Valley Unified School District (NVUSD) has inquired about an SOI amendment and annexation of approximately 12.8 acres of unincorporated territory involving the City of Napa and NSD. The territory is contiguous to the City of Napa near the eastern terminus of Trower Avenue and identified as Assessor Parcel Number 038-240-020. The parcel is currently undeveloped and designated for residential land use under the County of Napa General Plan. The purpose of the SOI amendment and annexation is to facilitate the planned relocation of NVUSD's educational farm near Vintage High School. It is anticipated a proposal for annexation will be submitted in the future, but there is no current timetable.



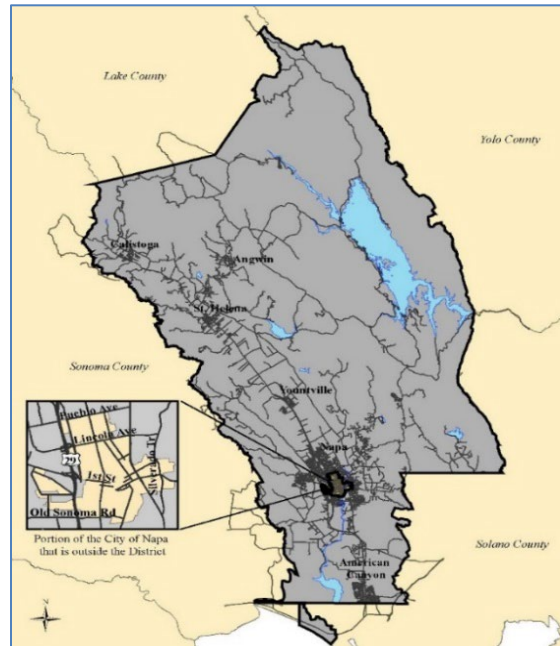
7140 & 7150 Berryessa-Knoxville Road Annexation to the Spanish Flat Water District (SFWD)

A landowner has inquired about annexation of one entire unincorporated parcel and a portion of a second unincorporated parcel totaling approximately 7.9 acres in size to SFWD. The parcels were recently added to SFWD's sphere of influence (SOI), are located at 7140 and 7150 Berryessa-Knoxville Road, and identified as Assessor Parcel Numbers 019-280-004 (entire) and 019-280-006 (portion). Current land uses within the parcels include a commercial boat and recreational vehicle storage facility (Lakeview Boat Storage), approximately 6,000 square feet of enclosed storage structures, an administrative office, and a detached single-family residence. The parcels are currently dependent on private water and septic systems to support existing uses. Annexation would facilitate the connection of existing uses to SFWD's water and sewer services. It is anticipated a proposal for annexation will be submitted in the future, but there is no current timetable.



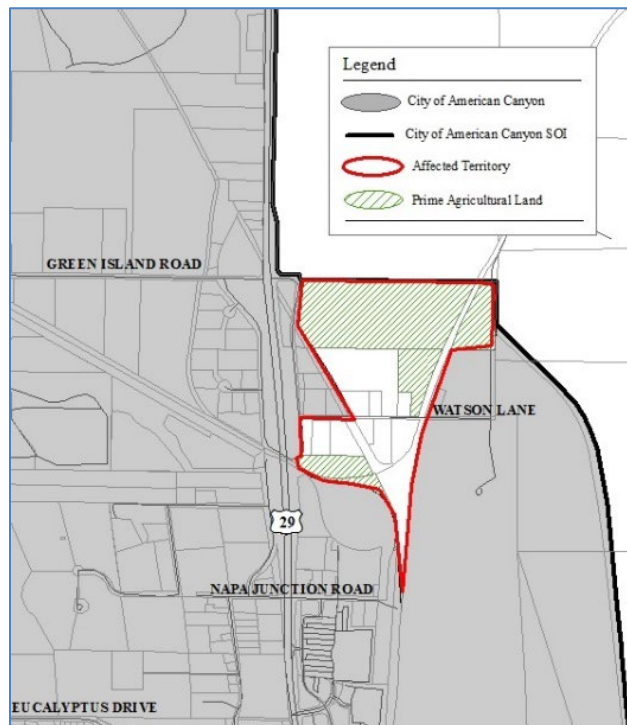
Napa County Resource Conservation District (NCRCD) Annexation

Staff from NCRCD has inquired about annexation of approximately 1,300 acres of incorporated territory located in the City of Napa. This area comprises the only remaining territory located within NCRCD’s SOI but outside its jurisdictional boundary. The purpose of annexation would be to allow NCRCD to expand its service programs and hold public meetings within the affected territory; activities that are currently prohibited within the area. In February 2020, the Commission approved a request for a waiver of LAFCO’s proposal processing fees. It is anticipated a proposal for annexation will be submitted in the future, but there is no current timetable.



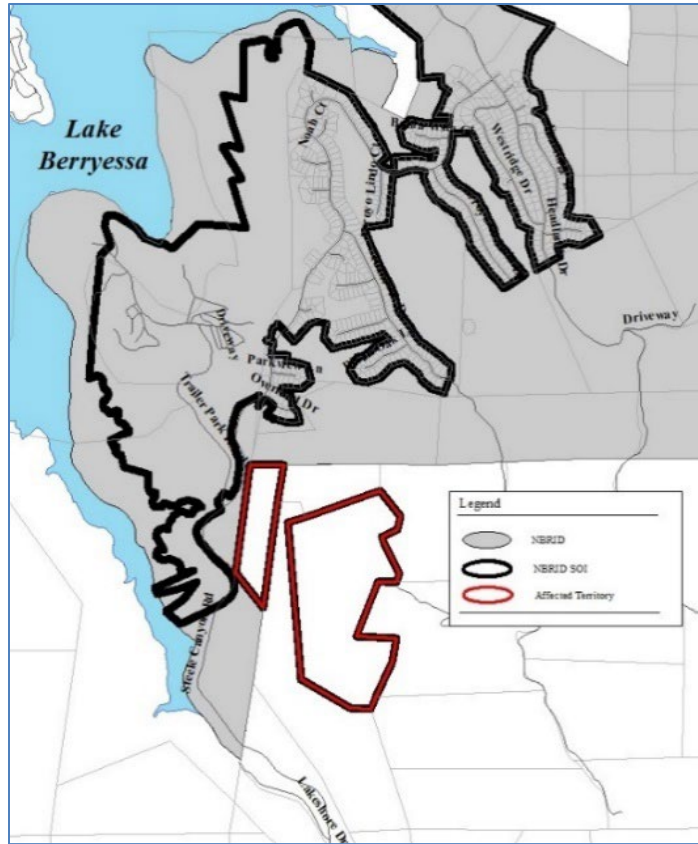
Watson Lane/Paoli Loop Annexation to the City of American Canyon

A landowner previously submitted a notice of intent to circulate a petition to annex 16 parcels and a portion of railroad totaling approximately 77.7 acres of unincorporated territory to the City of American Canyon. The area is located within the City’s SOI near Watson Lane and Paoli Loop and identified as Assessor Parcel Numbers 057-120-014, -015, -017, -028, -034, -036, -041, -045, -047, -048, -049, -050, & -051, 057-180-014 & -015, and 059-020-036. The area is within the American Canyon Fire Protection District’s boundary. The purpose of annexation is to allow development of the area for industrial and residential purposes as well as help facilitate the extension of Newell Drive to South Kelly Road. It is anticipated a proposal for annexation will be submitted in the future, but there is no current timetable.



Wastewater Treatment Plant Annexation to the Napa Berryessa Resort Improvement District (NBRID)

Staff from NBRID has inquired about annexation of two unincorporated parcels totaling approximately 101 acres in size that serve as the location of the District's wastewater treatment plant facilities. The parcels were recently added to NBRID's SOI, are owned by NBRID, and are identified as Assessor Parcel Numbers 019-220-028 and 019-220-038. Annexation would reduce NBRID's annual property tax burden. It is anticipated a proposal for annexation will be submitted in the future, but there is no current timetable.



ATTACHMENTS

None