



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: November 18, 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 involving special districts 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, regardless of which types of agencies will be affected. There is currently one active proposal on file and eight anticipated new proposals expected to be submitted in the foreseeable future. A summary of active and anticipated proposals follows.

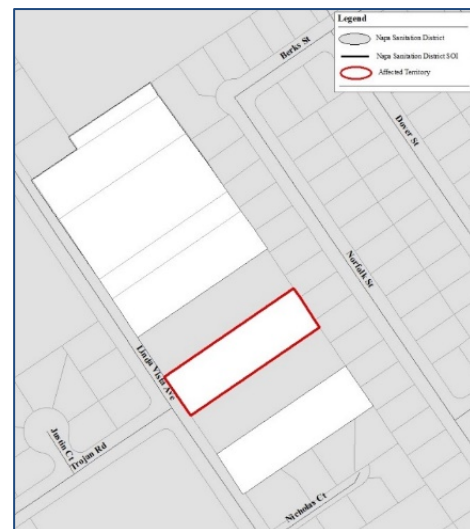
Active Proposals

See item 6a on today's agenda for the proposed Napa Pipe No. 2 Reorganization.

Anticipated Proposals

Linda Vista Avenue Annexation to NSD

The private septic system serving an approximately 0.8-acre incorporated parcel located at 3660 Linda Vista Avenue in the City of Napa recently failed and an outside service agreement with NSD was executed. The landowner was advised to contact other landowners of nearby parcels along Linda Vista Avenue that are outside NSD's boundary to explore the possibility of combining annexation efforts for efficiency purposes. Current land uses within all of these parcels are limited to single-family residences. A proposal for annexation of 3660 Linda Vista Avenue, and potentially additional parcels, to NSD is expected to be submitted within the next six months.



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

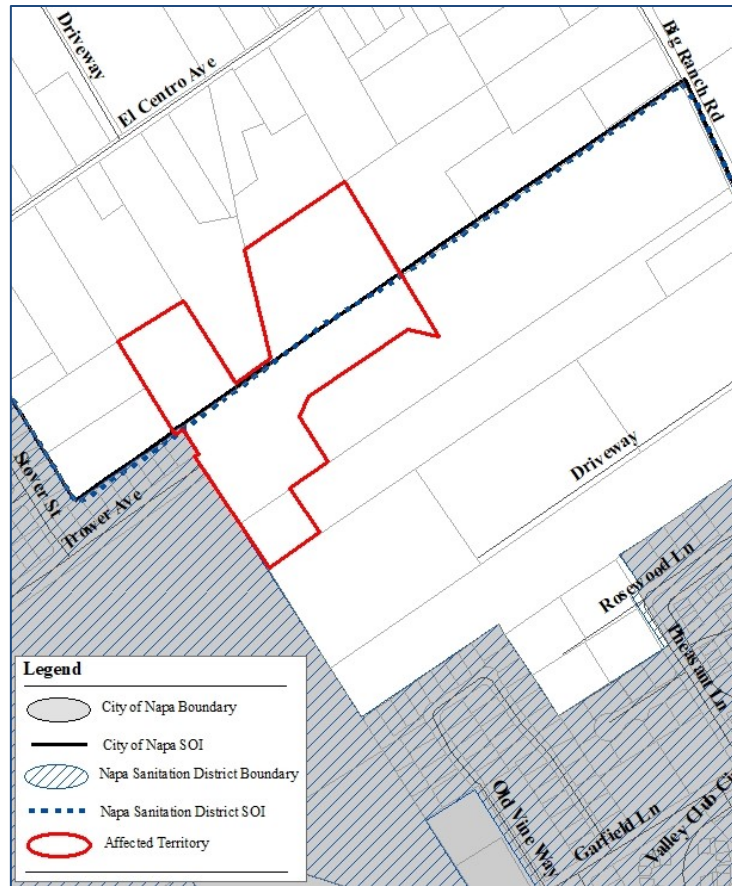
Gregory Rodeno, Chair
Representative of the General Public

Eve Kahn, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

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

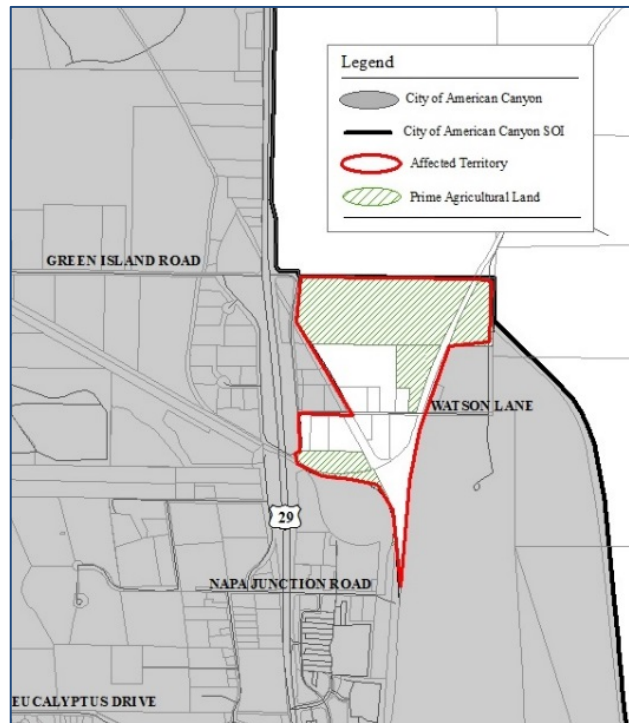
The Napa Valley Unified School District (NVUSD) submitted a preliminary application for an SOI amendment and annexation of approximately 12.8 acres of territory involving the Napa Sanitation District (NSD). The affected territory is unincorporated and located immediately adjacent to the City of Napa near the terminus of Trower Avenue. The affected territory is undeveloped and designated for residential use under the County of Napa General Plan. The purpose of the SOI amendment and annexation is to facilitate NVUSD's 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 by NVUSD to the Executive Officer. Further, local policy requires all annexations to NSD to also include concurrent annexation to the City of Napa if legally possible and consistent with the City's rural urban limit (RUL). Therefore the application resubmittal from NVUSD will also need to propose annexation to the City of Napa for the territory within the City's RUL. NVUSD is currently exploring its options with respect to re-submitting an application.

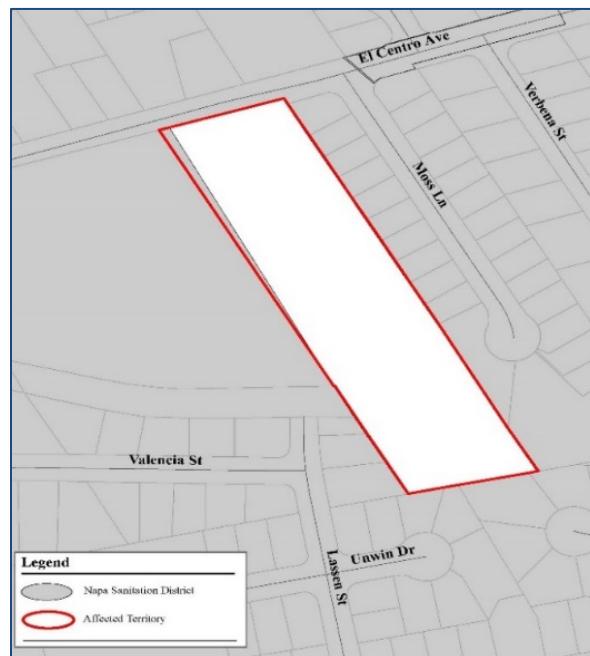
### Watson Lane/Paoli Loop Annexation to the City of American Canyon

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 eight months.



### El Centro Avenue Annexation to NSD

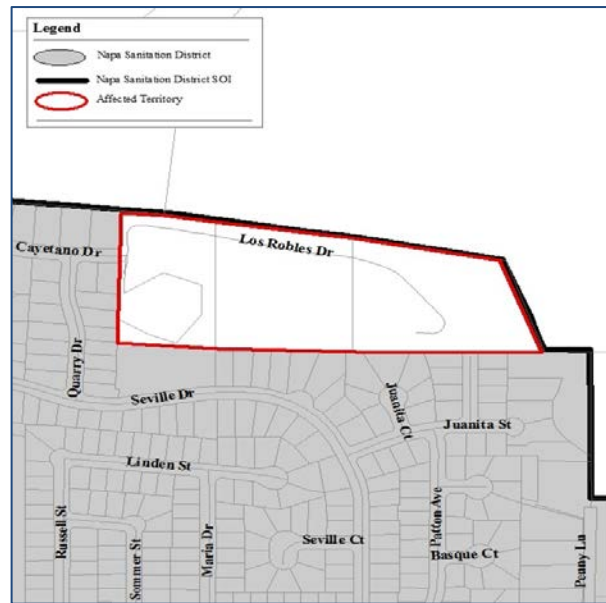
A landowner inquired about annexation of one parcel to NSD. The parcel is located at 1583 El Centro Avenue, in the City of Napa, and in NSD's SOI. Current land uses within the subject parcel include a single-family residence and a planted vineyard. The purpose of annexation would be to facilitate a residential 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 year.





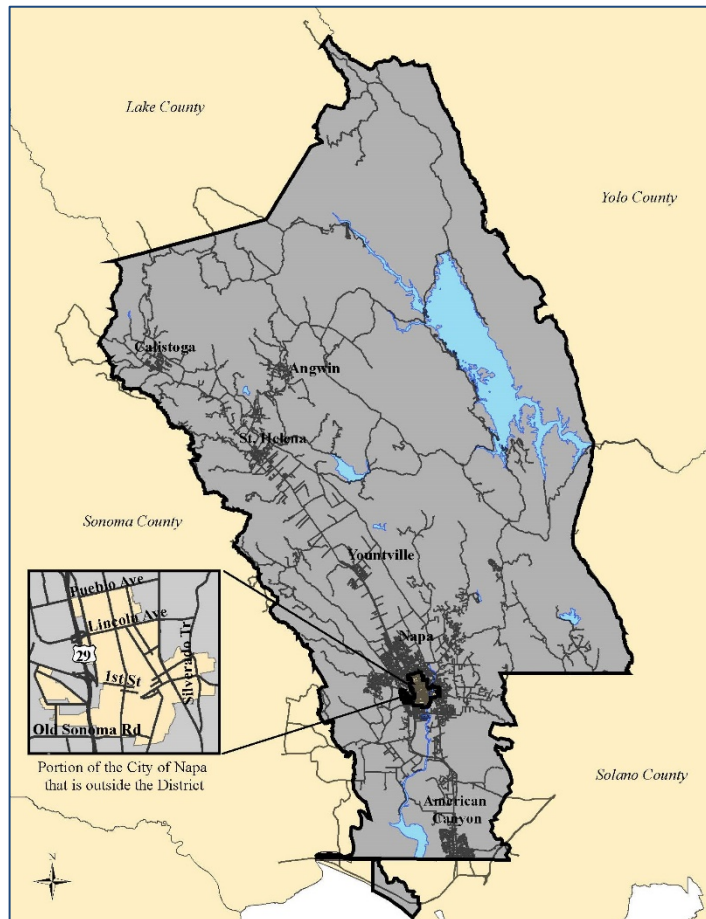
### Los Robles Drive Annexation to NSD

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.



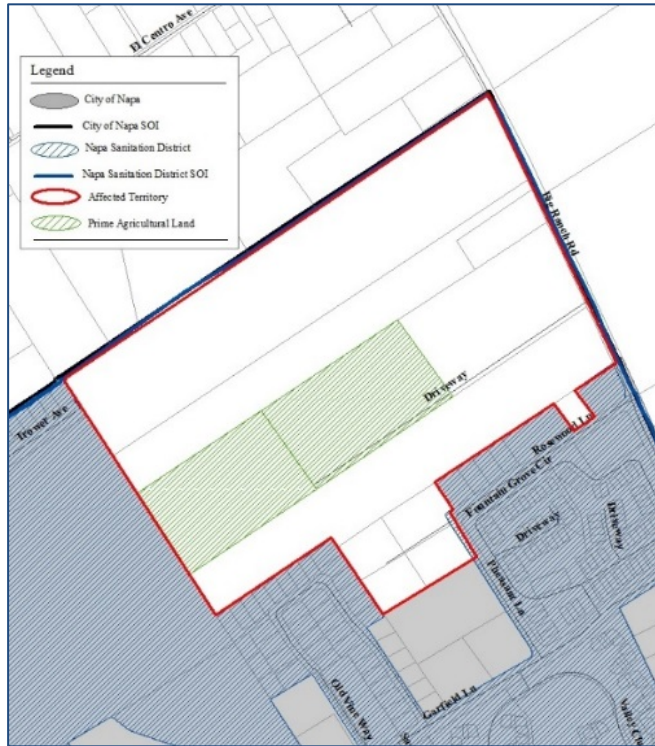
### Napa County Resource Conservation District Annexation

Staff from the Napa County Resource Conservation District (NCRCD) has inquired about annexation of approximately 1,300 acres of incorporated territory located in the City of Napa. This area comprises the 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. A proposal for annexation is expected to be submitted within the next year. Prior to submittal of a proposal, it is anticipated NCRCD will submit a formal request for the Commission to waive its application fees consistent with the Commission's adopted fee schedule.



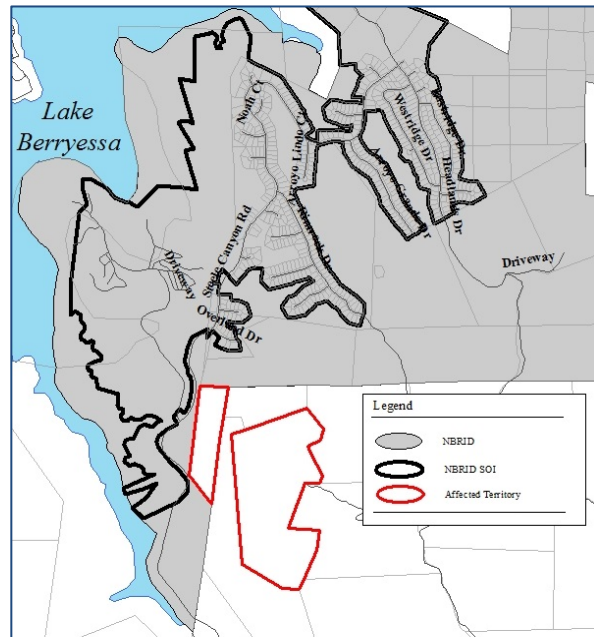
### Big Ranch Road/Trower Avenue Annexation to the City of Napa and NSD

A landowner representative inquired about annexation of 11 entire parcels and a portion of a 12<sup>th</sup> 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.



### Wastewater Treatment Plant Annexation to the Napa Berryessa Resort Improvement District

Staff from the 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. 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