



*We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture*

**Agenda Item 5g (Consent/Information)**

**TO:** Local Agency Formation Commission  
**PREPARED BY:** Brendon Freeman, Executive Officer *BF*  
**MEETING DATE:** October 3, 2022  
**SUBJECT:** Current and Future Proposals

**SUMMARY**

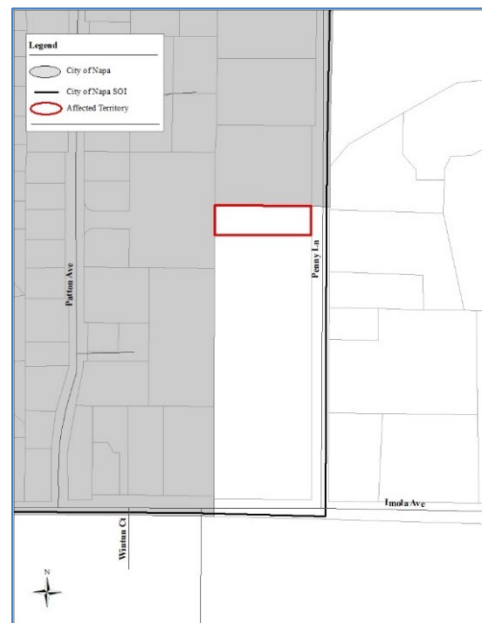
This is a consent item for information purposes only. Accordingly, if interested, the Commission is invited to pull this item for additional discussion with the concurrence of the Chair. No formal action will be taken as part of this item.

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

*Active Proposals*

**Penny Lane No. 5 Reorganization**

A landowner has submitted an application to annex one parcel along with the adjacent portion of public right-of-way to the City of Napa. Concurrent detachment from County Service Area (CSA) No. 4 is also included in the application. The parcel is located at 2165 Penny Lane and identified as Assessor Parcel Number 046-422-018. The affected territory totals approximately 0.4 acres in size. The existing residence currently receives water from a private onsite well, which is experiencing quality and quantity issues. The underlying purpose of the proposal is to connect to the City’s public water infrastructure. The proposal is included on today’s agenda as item 7a.



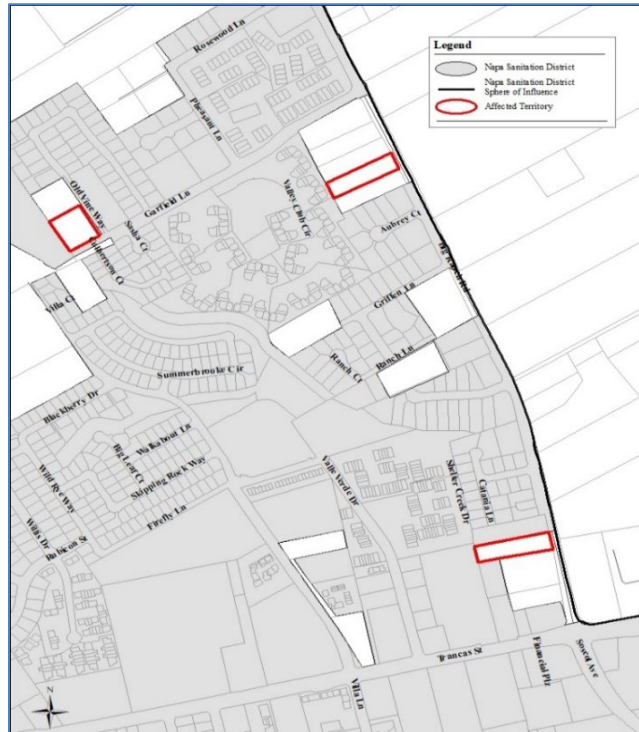
Margie Mohler, Chair  
Councilmember, Town of Yountville  
Mariam Aboudamous, Commissioner  
Councilmember, City of American Canyon  
Beth Painter, Alternate Commissioner  
Councilmember, City of Napa

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

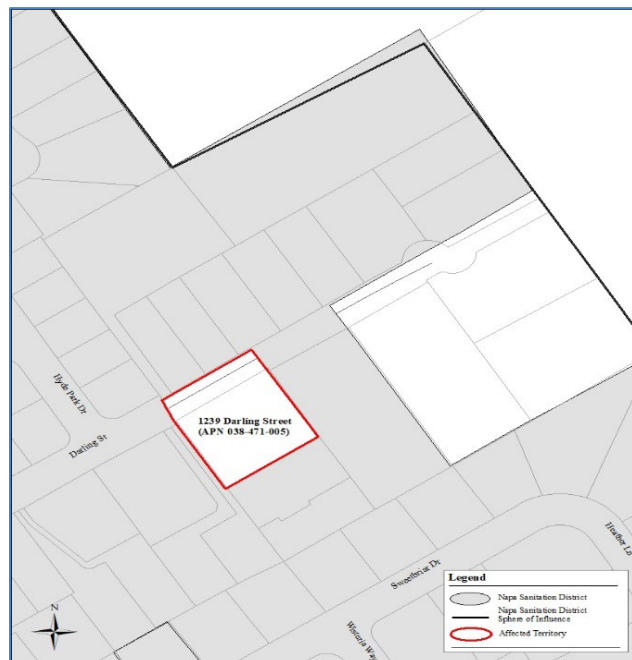
## Big Ranch Road/Garfield Lane No. 2 Annexation to the Napa Sanitation District (NSD)

A representative for the landowners of six parcels has submitted an application to annex the six parcels along with the adjacent portions of public rights-of-way to NSD. The parcels are located in the City of Napa at 2023, 2033, 2157, 2159 & 2175 Big Ranch Road, and 56 Garfield Lane. The parcels are identified as Assessor Parcel Numbers 038-170-008, 038-170-007, 038-160-009, 038-160-008, 038-160-006 & 038-160-014, respectively. The affected territory totals approximately 7.5 acres in size and is located within three separate, non-contiguous areas. The proposal is included on today's agenda as item 6b.



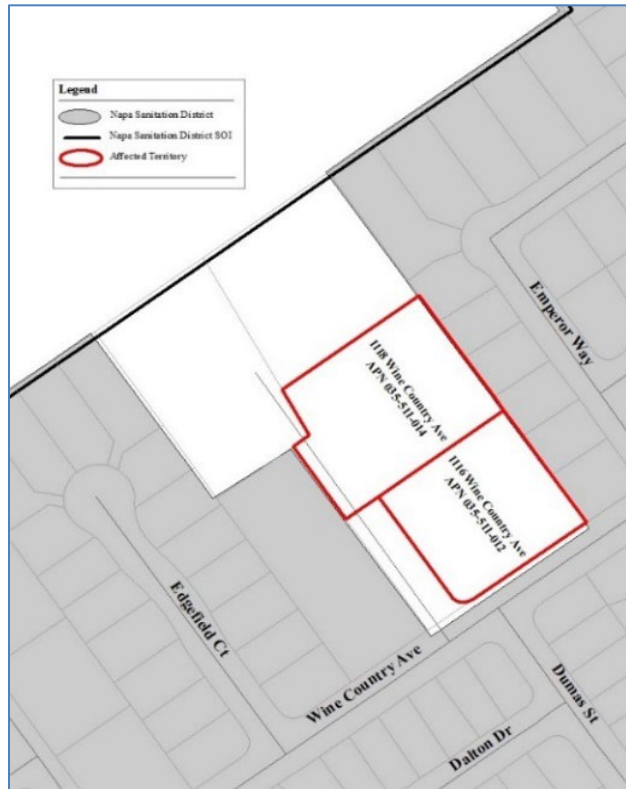
## Darling Street No. 7 Annexation to NSD

A landowner has submitted an application to annex one parcel along with the adjacent portion of public right-of-way to NSD. The parcel is located at 1239 Darling Street in the City of Napa and identified as Assessor Parcel Number 038-471-005. The affected territory totals approximately 0.6 acres in size. 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. The proposal is included on today's agenda as item 7b.



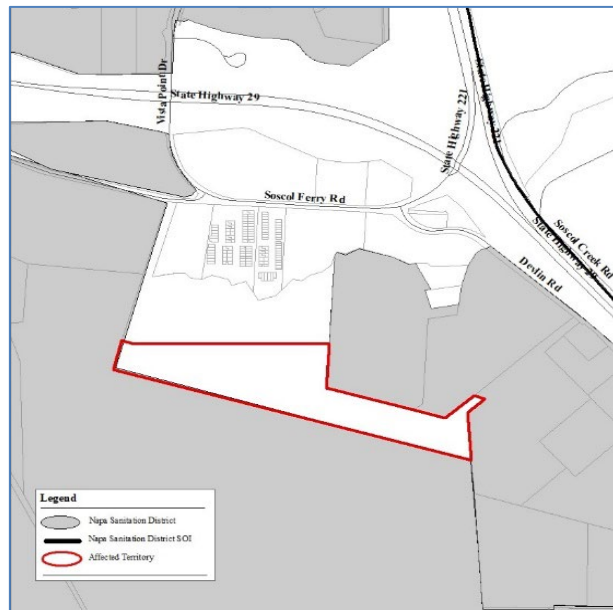
### Wine Country Avenue No. 6 Annexation to NSD

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 identified as Assessor Parcel Numbers 035-511-012 and -014, respectively. The affected territory totals 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. The underlying purpose of the proposal is to allow the existing residences connect to NSD's public sewer infrastructure. The proposal is included on today's agenda as item 7c.



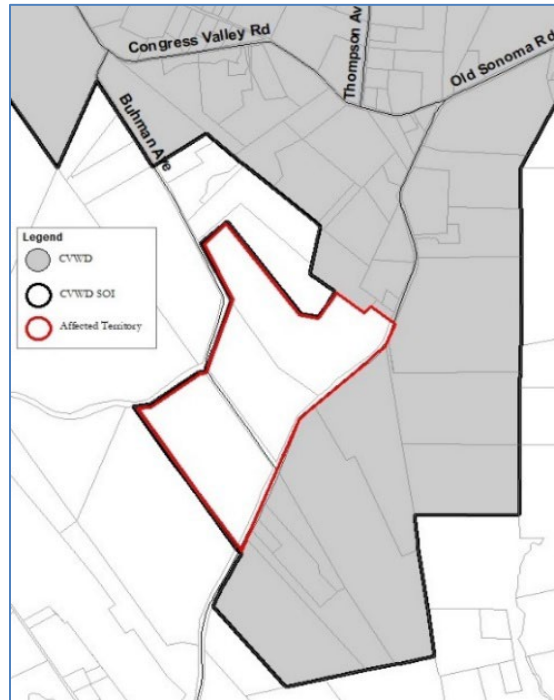
### Devlin Road No. 6 Annexation to NSD

A representative for the landowner of one unincorporated parcel has submitted an application to annex the parcel to NSD. The parcel is identified as Assessor Parcel Number 057-170-024, has no situs address, and is approximately 27.5 acres in size. 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 on hold until CEQA requirements related to the proposed annexation have been satisfied.



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

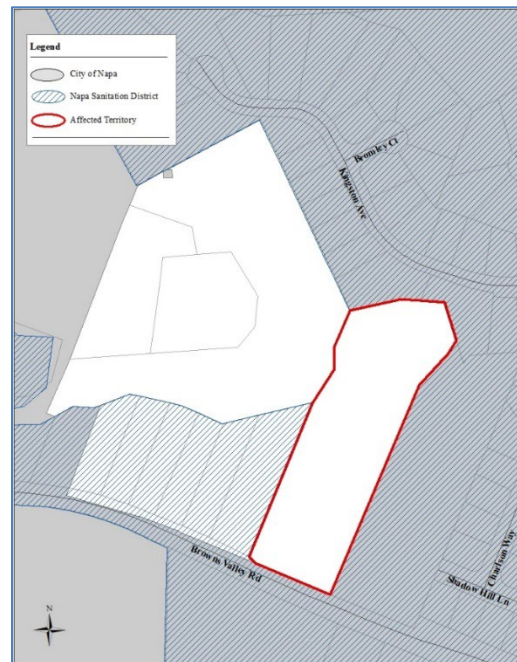
A landowner previously submitted a proposal to annex three unincorporated parcels totaling approximately 141.5 acres in size to CVWD. The parcels are located along the northwestern side of Old Sonoma Road at its intersection with Buhman Avenue and identified as Assessor Parcel Numbers 047-030-005, 047-030-020, 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*

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

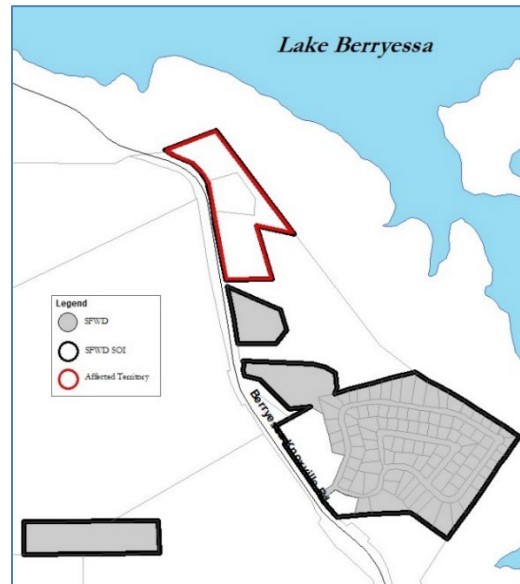
The City of Napa is expected to adopt a resolution of application to initiate the annexation of, at a minimum, one unincorporated parcel located at 3090 Browns Valley Road. Land use within the parcel is limited to one single-family residence. The parcel is approximately 3.77 acres in size, identified 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.





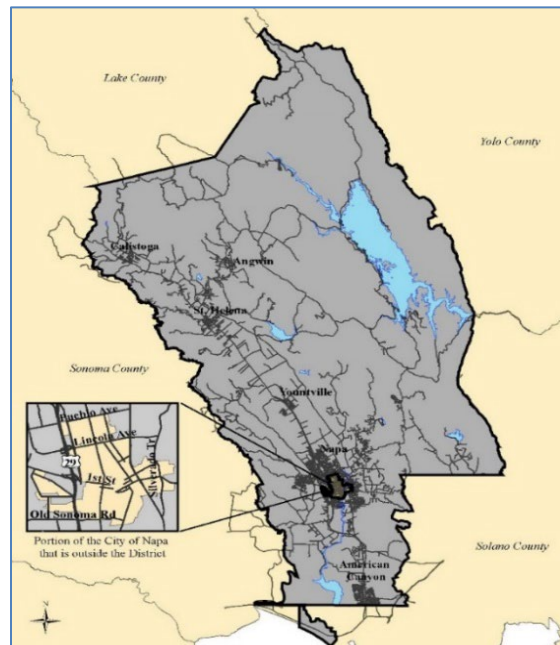
### 7140 & 7150 Berryessa-Knoxville Road Annexation to the Spanish Flat Water District (SFWD)

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.



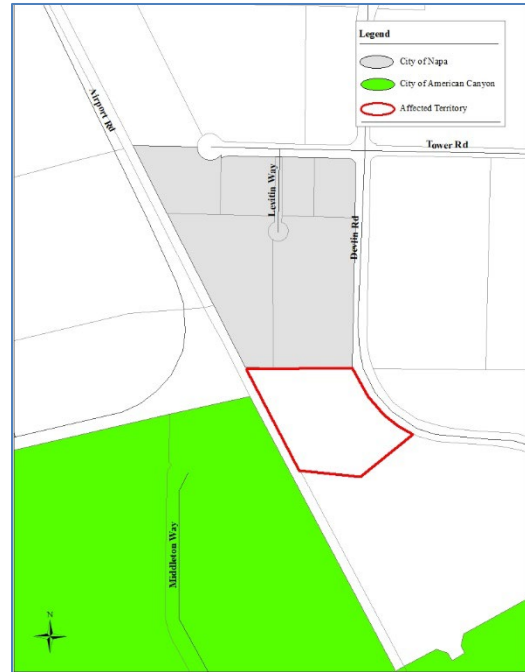
### Napa County Resource Conservation District (NCRCD) Annexation

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.



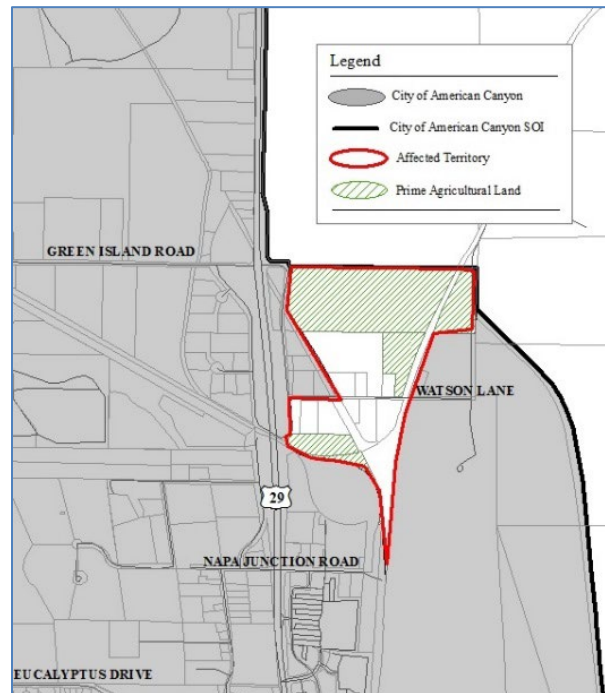
## Materials Diversion Facility Annexation to the City of Napa

Staff from the City of Napa has inquired about annexation of approximately 2.9 acres of unincorporated territory comprising a portion of an approximate 35.0-acre parcel currently owned by the Napa-Vallejo Waste Management Authority. The current Assessor Parcel Number is 057-090-060. A property sale and a lot line adjustment are contemplated to create new parcels. The purpose of the property acquisition and future annexation is to expand the City's existing materials diversion facility operations. The property is located outside the City of Napa's SOI near the City of American Canyon. Annexation to the City of Napa is allowed given the property is owned by the City and soon will be used by the City for municipal purposes.<sup>1</sup> 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

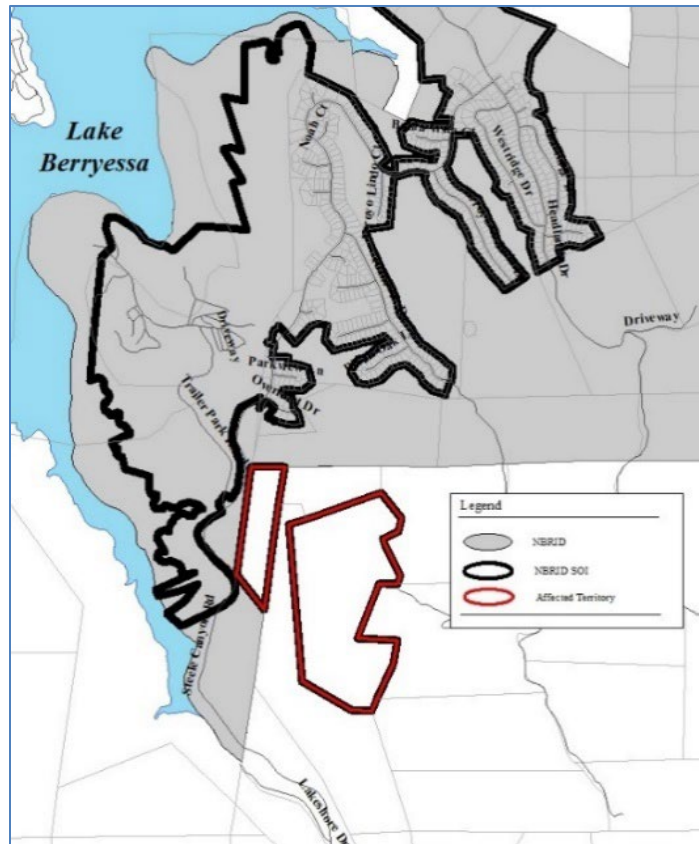
A landowner previously submitted a notice of intent to circulate a petition to annex 16 parcels and a portion of railroad totaling approximately 77.7 acres of unincorporated territory to the City of American Canyon. The area is located within the City's SOI near Watson Lane and Paoli Loop and identified 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.



<sup>1</sup> See [California Government Code section 56742](#).

### 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