



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 5a

TO: Local Agency Formation Commission

PREPARED BY: Brendon Freeman, Analyst

MEETING DATE: October 6, 2014

SUBJECT: Current and Future Proposals

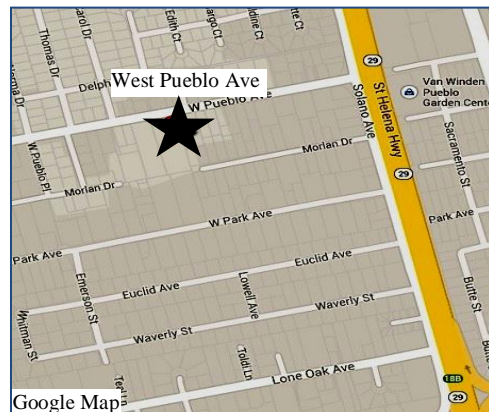
INFORMATION

There are currently three active proposals on file with LAFCO of Napa County (“Commission”), two of which are new since the August 4, 2014 meeting. Additionally, there are six anticipated new proposals that are expected to be submitted to the Commission in the near future based on discussions with proponents. A summary of active and anticipated proposals follows.

ACTIVE

West Pueblo Avenue No. 1 Annexation to the City of Napa

The landowner of two parcels totaling 2.5 acres located within an unincorporated island at 2075 and 2083 West Pueblo Avenue has applied for annexation to the City of Napa. The purpose of annexation would be to allow the landowner to develop the lots as contemplated under the City’s land use authority. The proposed annexation boundary has been expanded to include 2063, 2065, and 2091 West Pueblo Avenue to avoid creating a new completely surrounded unincorporated island. The City serves as lead agency under CEQA and has accordingly prepared an initial study assessing potential environmental impacts tied to annexation. The Commission originally considered the proposal at its August 4th meeting and continued action on the proposal to today’s public hearing.



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Councilmember, City of American Canyon

Brad Wagenknecht, Commissioner
County of Napa Supervisor, 1st District

Brian J. Kelly, Chair
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Greg Pitts, Commissioner
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Gregory Rodeno, Alternate Commissioner
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Juliana Inman, Alternate Commissioner
Councilmember, City of Napa

Mark Luce, Alternate Commissioner
County of Napa Supervisor, 2nd District

Laura Snideman
Executive Officer

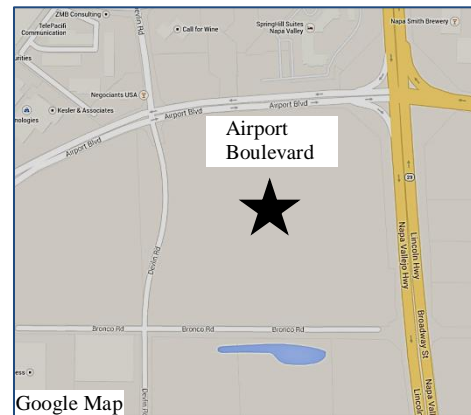
Wyatt Avenue No. 1 Annexation to the City of Napa

A representative for a landowner within an unincorporated island located along Wyatt Avenue in the City of Napa has applied for the annexation of two undeveloped parcels. The purpose of annexation would be to allow the landowner to develop the two parcels under the City's land use authority. A survey of adjacent landowners within the unincorporated island indicates an expansion of the annexation boundary would be met with opposition. The City serves as lead agency under CEQA and has accordingly prepared an initial study assessing potential environmental impacts tied to annexation. The Commission is expected to consider taking action on the proposal as part of agenda item 7a at today's meeting.



Airport Boulevard No. 5 Annexation to the Napa Sanitation District

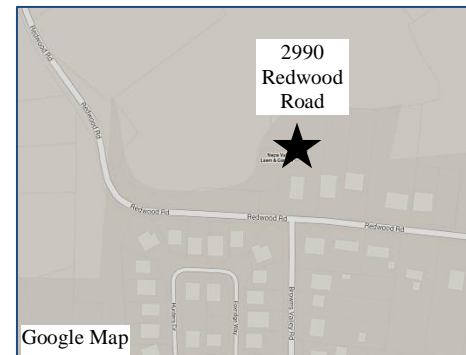
A landowner has inquired about annexation of an undeveloped parcel located within the Airport Industrial Area has applied for annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to develop the parcel as contemplated in the applicant's tentatively approved development project. The County serves as lead agency under CEQA and has accordingly prepared an initial study assessing potential environmental impacts tied to annexation. The District provided assurances it has sufficient capacity to extend public sewer services to the subject lot without impacting existing ratepayers. The Commission is expected to consider taking action on the proposal at its December 1st meeting.



ANTICIPATED

2990 Redwood Road Annexation to the Napa Sanitation District

An interested landowner of a 1.7 acre incorporated parcel located at 2990 Redwood Road has inquired about annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to connect an existing single-family residence to District's public sewer system. The District provided assurances it has sufficient capacity to extend public sewer services to the subject lot without impacting existing ratepayers. Staff anticipates an application will be submitted in the near future.



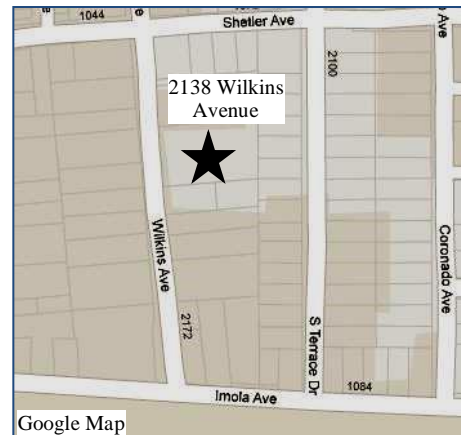
Easum Drive Island Annexation to the City of Napa

An interested landowner within a completely surrounded unincorporated island located near Easum Drive in the City of Napa has inquired about annexation. The landowner owns and operates a bed and breakfast and is interested in annexation in response to an informational mailer issued by LAFCO outlining the costs and benefits to annexation. Subsequent follow up indicates the other two landowners within the island are also agreeable to annexation if there is no financial obligation. The City Council recently adopted a resolution in support of annexation for the entire island. Staff anticipates the landowner will submit an annexation application for the entire island in the near future.



2138 Wilkins Avenue Annexation to the City of Napa

A representative for an interested landowner of a 0.77 acre unincorporated property located at 2138 Wilkins Avenue has inquired about re-initiating annexation to the City of Napa. This property was conditionally approved for annexation by the Commission on February 2, 2009. However, the conditions were never satisfied and annexation proceedings were formally abandoned on April 5, 2010. Staff is working with the landowner's representative and the City to discuss resuming annexation proceedings. This includes preparing a new application in consultation with the City.



Airport Industrial Area Annexation to County Service Area No. 3

LAFCO staff previously completed a sphere of influence review and update for County Service Area (CSA) No. 3. This included amending CSA No. 3's sphere to add approximately 125 acres of unincorporated territory located immediately north of the City of American Canyon in the Airport Industrial Area. The County of Napa is expected to submit an application to annex the 125 acres to CSA No. 3. The subject territory is completely uninhabited and includes seven entire parcels along with a portion of an eighth parcel. This eighth parcel, notably, comprises a railroad track owned and operated by Southern Pacific. The subject territory also includes segments of Airport Drive, Devlin Road, and South Kelly Road. Annexation would help facilitate the orderly extension of street and fire protection services to the subject territory under the land use authority of the County.



3105 Redwood Road Annexation to the Napa Sanitation District

An interested landowner of a 1.9 acre incorporated parcel located at 3105 Redwood Road has inquired about annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to connect an existing single-family residence to District's public sewer system. The District provided assurances it has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. Staff anticipates an application will be submitted in the near future.



1196 Monticello Road Annexation to the Napa Sanitation District

An interested landowner of a 6.5 acre unincorporated parcel located at 1196 Monticello Road has inquired about annexation to the Napa Sanitation District. The purpose of annexation would be to allow the landowner to connect an existing single-family residence to District's public sewer system. Notably, the subject parcel is located outside the District's sphere of influence. However, the District's existing public sewer infrastructure extends through the subject parcel and has sufficient capacity to extend public sewer services to the subject lot without adversely impacting existing ratepayers. Staff anticipates an application will be submitted in the near future.

