



Local Agency Formation Commission
LAFCO of Napa County

1700 Second Street, Suite 268
Napa, California 94559
Telephone: (707) 259-8645
Facsimile: (707) 251-1053
<http://napa.lafco.ca.gov>

August 4, 2008
Agenda Item No. 10a

July 29, 2008

TO: Local Agency Formation Commission

FROM: Keene Simonds, Executive Officer

SUBJECT: Current and Future Proposals (Information)

The Commission will receive a report from staff regarding current and future proposals. The report is being presented for information.

Current Proposals

There are currently four active proposals on file with the Commission. A summary of these proposals follows.

Linda Vista Avenue/Trojan Road No. 4 District Annexation to the Napa Sanitation District

This application has been submitted by the O'Doul Group, LLC. The applicant proposes the annexation of two incorporated parcels totaling 1.64 acres located at 3660 and 3724 Linda Vista Avenue to the Napa Sanitation District. Each parcel currently includes a single-family residence. The purpose of the proposal is to facilitate a 12-lot subdivision that has been tentatively approved by the City of Napa.

Status: Staff is awaiting the submittal of an application fee to begin evaluating the proposal for future consideration by the Commission.

Wilkins Avenue Reorganization (City of Napa/CSA No. 4)

This application has been submitted by the City of Napa. The City proposes the annexation of an approximate 0.77 acre unincorporated parcel located at 2138 Wilkins Avenue near the Napa State Hospital. Staff has reorganized the application to account for automatic detachment proceedings involving County Service Area (CSA) No. 4. The affected parcel includes a single-family residence and is part of an existing island. The purpose of the annexation is to facilitate the future division and development of the subject territory under the land use authority of the City. A map of the proposed annexation is attached.

Status: The application fee was recently submitted and staff is reviewing the proposal for future consideration by the Commission.

Jack Gingles, Commissioner
Mayor, City of Calistoga

Juliana Inman, Commissioner
Councilmember, City of Napa

Cindy Coffey, Alternate Commissioner
Councilmember, City of American Canyon

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

Bill Dodd, Commissioner
County of Napa Supervisor, 4th District

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

Brian J. Kelly, Vice Chair
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

Silverado Trail Reorganization (City of Napa/CSA No. 4)

This application has been submitted by the City of Napa. The City proposes the annexation of three non-contiguous unincorporated areas that comprise and/or are part of existing islands in the vicinity of Silverado Trail's intersection with Soscol Avenue. Staff has reorganized the application to account for automatic detachment proceedings involving CSA No. 4. The eight affected parcels include single-family residences and a mobile home park. The purpose of the annexation is to facilitate the future division and development of the subject territory under the land use authority of the City. A map of the proposed annexation is attached.

Status: Staff is awaiting the submittal of an application fee to begin evaluating the proposal for future consideration by the Commission.

Formation of the Villa Berryessa Water District

This application has been submitted by Miller-Song Group, Inc. The applicants propose the formation of a new special district under the California Water District Act. The purpose in forming the new special district is to provide public water and sewer services to a planned 100-lot subdivision located along the western shoreline of Lake Berryessa. A tentative subdivision map for the underlying project has already been approved by the County. The County has conditioned recording the final map on the applicants receiving written approval from the United States Bureau of Reclamation to construct an access road and intake across federal lands to receive water supplies from Lake Berryessa. Based on their own review of the project, the Bureau is requesting that a governmental agency be responsible for accepting responsibility for the construction and perpetual operation of the water and sewer systems serving the subdivision.

Status: Application fee has been submitted and staff is reviewing the proposal for future consideration by the Commission.

Future Proposals

Staff is aware of four proposals that are expected to be submitted to the Commission in the near future. A summary of these proposals follows.

Trancas Crossing Park (City of Napa)

The City of Napa has initiated a planning process to develop a 33-acre undeveloped parcel north of the intersection of Trancas Street and Old Soscol Avenue for a public park. Current planning activities completed to date include the preparation of an initial study and adopted mitigated negative declaration. As part of the proposed project, LAFCO approval is required to concurrently annex and potentially add the subject territory to the City's sphere of influence. Detachment proceedings would also be required for CSA No. 4.

Status: The City Council approved a resolution of application proposing the annexation of the affected parcel on March 18, 2008. LAFCO is currently awaiting the submittal of an application fee.

**American Canyon High School and American Canyon Middle School
(City of American Canyon and American Canyon Fire Protection District)**

The Napa Valley Unified School District (NVUSD) has initiated a multi-phased planning process to construct a 2,200-student high school and 530-student middle school to serve the City of American Canyon. The project site is located at the northeast intersection of American Canyon Road and Newell Drive. NVUSD recently approved a final environmental impact report for the project. It is anticipated that the construction on the high school and middle school sites will begin in 2008 and 2010, respectively. As part of the proposed project, LAFCO approval is required to annex the proposed high school site (45 acres) to American Canyon and the American Canyon Fire Protection District. LAFCO approval is also required to concurrently annex and add the proposed middle school site (17 acres) to both the City and District's sphere of influence. Detachment proceedings will be required for CSA No. 4.

Status: It appears this proposal will be brought to the Commission in phases. The first phase appears to involve NVUSD proposing annexation of the high school site to the District in the next few months. Additional phases of this project will likely be brought to the Commission over the next year.

**Oat Hill Planned Development
(City of American Canyon and American Canyon Fire Protection District)**

The City of American Canyon has initiated a planning process to develop approximately 364 acres of land comprising 72 parcels located north of Eucalyptus Drive west of its intersection with Highway 29. The proposed project includes the development of 1,300 to 1,600 new residential units along with a mixture of commercial and public uses. Current planning activities completed to date include the preparation of an initial study and notice to prepare a draft environmental impact report. As part of the proposed project, LAFCO approval is required to annex one of the affected parcels totaling 107 acres into American Canyon and the American Canyon Fire Protection District. Detachment proceedings will be required for CSA No. 4.

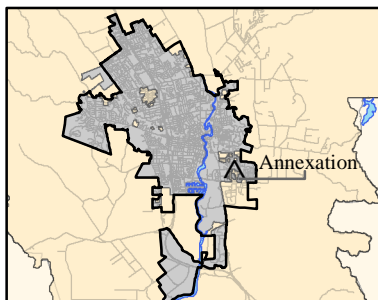
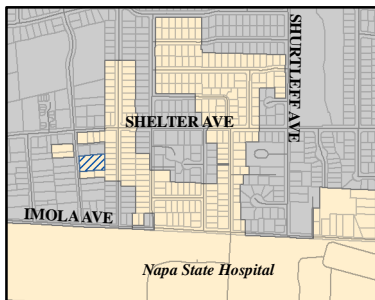
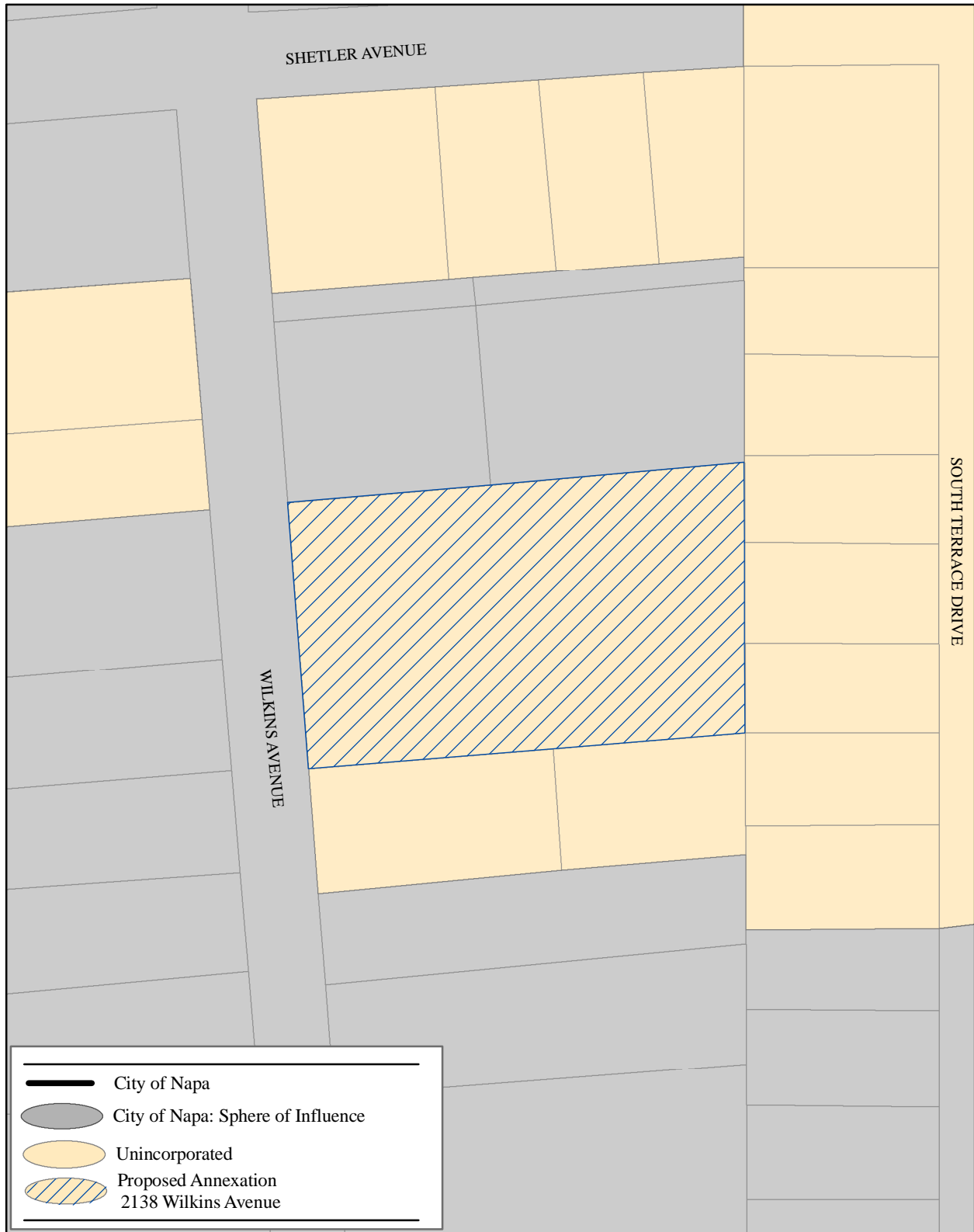
Status: The project has been placed on administrative hold since August 2006.

**American Canyon Town Center
(City of American Canyon and American Canyon Fire Protection District)**

The City of American Canyon has initiated a planning process to develop approximately 100 acres of land comprising three parcels located southeast of the intersection of Highway 29 and South Napa Junction Road. The proposed project includes the development of 600 to 650 new residential units along with a mixture of commercial, retail, and public uses. Current planning activities completed to date include the preparation of a notice of preparation for a draft environmental impact report. As part of the proposed project, LAFCO approval is required to annex two of the three affected parcels totaling 70 acres into American Canyon. LAFCO approval is also required to annex one of the three affected parcels totaling 37 acres to the American Canyon Fire Protection District. Detachment proceedings will be required for CSA No. 4.

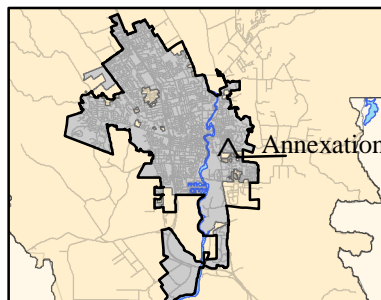
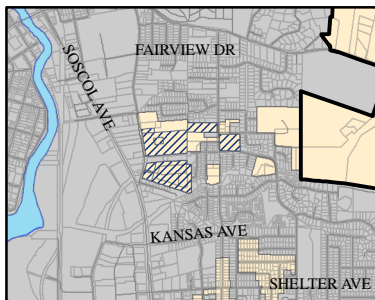
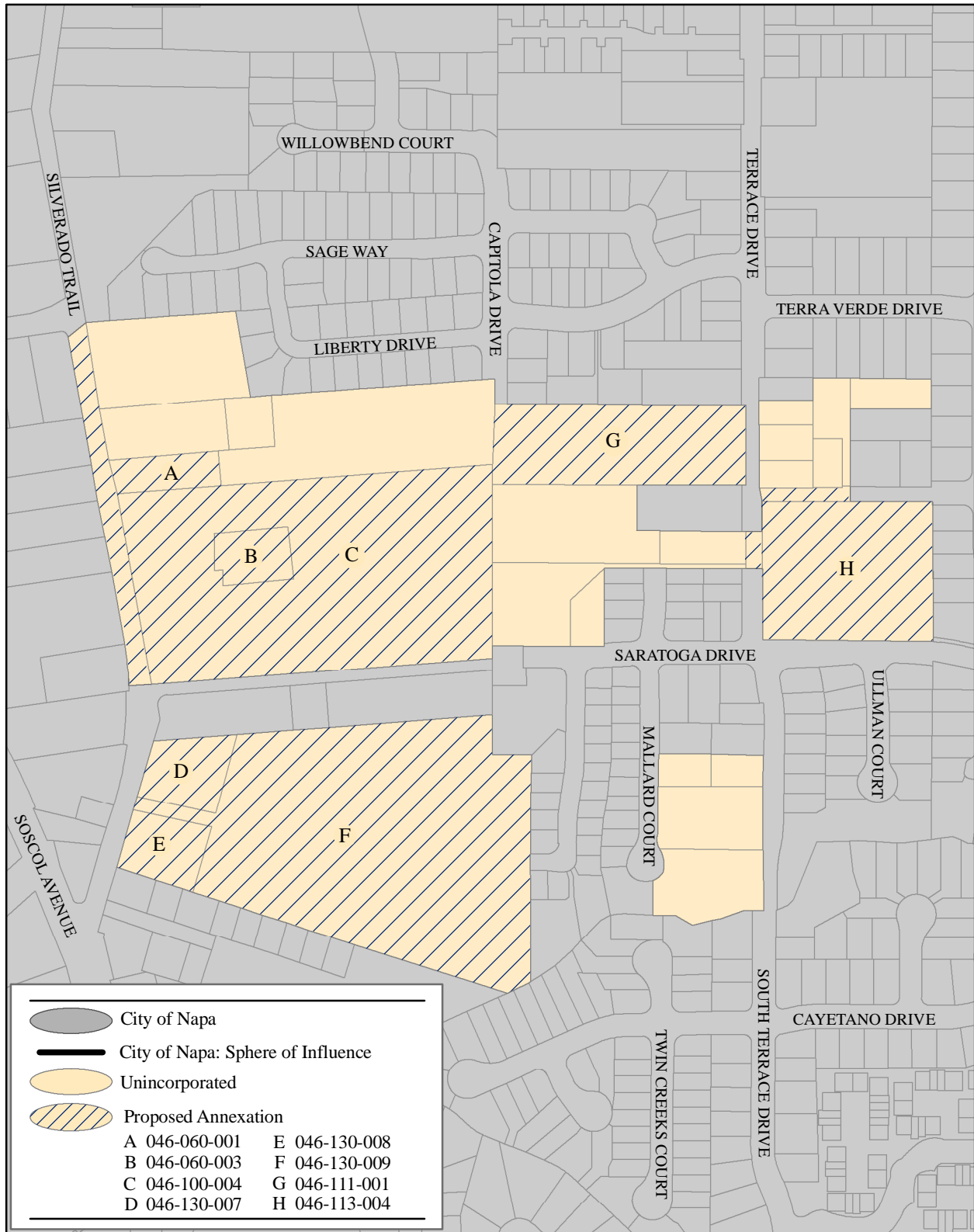
Status: The project has been placed on administrative hold since July 2007.

Proposed Wilkins Avenue Annexation



*Not to Scale
June 25, 2008
Prepared by KS*

Proposed Silverado Trail Annexation



Not to Scale
June 25, 2008
Prepared by KS



LAFCO of Napa County
1700 Second Street, Suite 268
Napa, California 94559
<http://napa.lafco.ca.gov>