



Staff Reports

File #: 1695-2018, **Version:** 1

To: Honorable Mayor and Members of City Council

From: Erin Morris, Planning Manager

Prepared By: Jose Cortez, Assistant Planner

TITLE:

Economy Market Annexation, an Annexation of Four Properties Totaling 0.93 Acres at 1100, 1106, 1110, and 1118 Imola Avenue

RECOMMENDED ACTION:

Adopt a resolution requesting that the Local Agency Formation Commission initiate proceedings for the annexation of the four properties at 1100, 1106, 1110, and 1118 Imola Avenue and determining that the actions authorized by this Resolution were adequately analyzed by a previous CEQA action.

DISCUSSION:

The Applicant, Reeves Market Inc., requests annexation of four properties at 1100, 1106, 1110, and 1118 Imola Avenue (APNs 046-274-012, -013, -014, -015) totaling 0.93 acres. The parcels are fully developed with two single-family homes, a grocery store, and a parking lot for the grocery store.

The parcels are located within an unincorporated “pocket” substantially surrounded by the City, within the City’s Rural Urban Limit (RUL), and the City’s Sphere of Influence (SOI). The two properties containing residential uses (1110 and 1118 Imola Avenue) are pre-designated within the SFI-178, Single-Family Infill General Plan Designation which allows for single-family residences at a density range between three and seven units per acre. Consistent with this designation, these properties are pre-zoned within the RI-5, Single-Family Infill Zoning District which allows for residential development with a minimum lot size of 5,000 square feet.

The two properties containing commercial uses (1100 and 1106 Imola Avenue) are pre-designated within the LC-502, Local Commercial General Plan Designation which allows for commercial uses serving the daily needs of nearby residential neighborhoods. Consistent with this designation, these properties are pre-zoned within the CL, Local Commercial Zoning District which allows for grocery stores and convenience markets. No development is proposed as a part of this application. Any future development proposal would be reviewed by the City after the completion of the annexation of the subject properties into the City. The proposed annexation was forwarded to reviewing agencies and no specific comments or conditions of approval were received.

In order to annex the subject properties to the City, State law requires that the City Council adopt a Resolution of application requesting that LAFCO initiate annexation proceedings.

FINANCIAL IMPACTS:

A minor increase in City revenues is anticipated due to property tax and paramedic fee reapportionment and increased sales tax from the convenience market. A corresponding increase in City costs is anticipated due to the costs associated with servicing the single-family homes and convenience market.

CEQA:

City staff recommends that the City Council determine that pursuant to CEQA Guidelines Sections 15162 and 15168(c)(2), the proposed annexation is within the scope of the Environmental Impact Report (EIR) adopted for the City of Napa General Plan, certified December 1, 1998 because no environmental effects could occur as a result of the annexation that were not previously analyzed in the EIR and no new mitigation measures would be required.

The project proposes the annexation of four parcels that are currently located within the SOI and RUL. Two of the parcels are located within the SFI-178 General Plan Designation and the RI-5 Zoning District. The other two parcels are within the LC-502, Local Commercial General Plan Designation and LC, Local Commercial Zoning Designation. The four parcels are fully developed with little potential for increased development (consistent with the General Plan), with no new development currently proposed. However, any potential environmental effects from future development of the parcels at the permitted density and floor area ratio were analyzed in the EIR.

Based on this analysis, there is no substantial change introduced by the project that involves new significant impacts; there are no substantial changes to the circumstances which the project is being undertaken that involves new significant impacts; and there is no new information of substantial importance that shows the project will have a significant effect. As no new effects could occur and no new mitigation measures are required for the project, the annexation is within the scope of the EIR for the City of Napa General Plan, and pursuant to CEQA Guidelines Section 15168(c)(2), no new environmental document is required.

DOCUMENTS ATTACHED:

ATCH 1 - Resolution
EX A - Location Map

NOTIFICATION:

Notice of the scheduled public hearing was provided on January 4, 2019 by US Postal Service to all property owners within a 500-foot radius of the subject property. Notice of the public hearing was also published in the Napa Valley Register on January 4, 2019 and provided to people previously requesting notice on the matter at the same time notice was provided to the newspaper for publication. The Applicant was also provided a copy of this report and the associated attachments in advance of the public hearing on the project.