



Napa Valley Horseman's Association
1200 Foster Road
Napa, California

February 1, 2021

Ms. Margie Mohler, Chair
Local Agency Formation Commission of Napa Valley
1030 Seminary Street, B
Napa, California 94559

Dear Chair Mohler and Members of the Commission

My name is Gina Massolo. I am the current president of the Napa Valley Horseman's Association (herein after 'Club') located at 1200 Foster Road adjacent to Snow School. We are within the unincorporated area of Napa County but have been included in both the City of Napa Sphere of Influence for well over a decade.

We are following the City's General Plan 2040 update currently underway. We have made the city aware of our interests in remaining in the county so that we may continue to be asset to both our community and the North Bay's equine community. City ordinances such as those that relate to agricultural cultivation and animal keeping could greatly impact our current operation. Caring and boarding of a variety of farm animals is an integral part of the Horseman's Association mission. Note that we have been an equestrian club since 1939 and located on our Foster Road property since 1953, We have watched as the once rural neighborhood has urbanized around us.

During the recent North Bay fires we served as emergency shelter location for the valley's livestock. Our house served as the operations base for the County of Napa's Community Emergency Response Team & the Napa Community Animal Response Team. Our property is home to natural wetlands, to Ag 4 Youth a local non-profit, as well as two small local businesses; Boca Farms and Napa Valley Bee Company. We are also the evacuation site location for the students of Irene Snow School.

We have recently become aware of the proposed changes to the Commission's policies governing Spheres of Influence that will be presented tonight under item 9C—Proposed Policies on Spheres of Influence. The Club is concerned about how the proposed changes could affect its desire to remain under county jurisdiction.

When the Commission began its review of the current policies, Napa had yet to begin the update to its 2008 General Plan. And a major goal of the Plan is to address the city of Napa boundaries and its islands of county lands. That update is

currently in progress. We see the proposed policies under review tonight to be intertwined with the current city deliberations about future land uses for the city. And those deliberations have a direct impact on the future operations of the Club. We also understand that an update of the City's Municipal Service Review is also on the commissions 2020-2021 work program.

These two major planning efforts are either underway or pending: the City's general plan and your own MSR that could have a direct impact on the policies that are under review tonight. Or the proposed changes could influence the deliberations of the City as it moves toward adoption of the 2040 General Plan update. Since LAFCO is charged with establishing and maintaining spheres of influence, we feel it best for the city to first decide on its ultimate city boundaries, which properties will be inside or outside the Sphere before the Commission acts to change its existing guidelines governing current and future spheres of influence and timing for annexation. Hence, we respectfully request that you either postpone your final action on these amendments until after the city has concluded its adoption and implementation of the general plan update.

Once the plan is adopted the Commission will have the benefit of the City's current thinking about future annexations and timing for same. The existing policies governing the review of existing city spheres and boundaries have stood the test of time-and we see no compelling reason to modify them with these two major policy documents pending.

We would like to also have an opportunity to address any policy changes in light of the future designation of the Horseman's Association property when they return for your future consideration.

We thank you for your attention to our request.

Thank you



Gina Massolo for
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