



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

PUBLIC NOTICE

October 12, 2012

TO: Interested Parties
Affected Landowners/Residents

FROM: Keene Simonds, Executive Officer

SUBJECT: Notice of Public Review and Comment:
Sphere of Influence Update on Lake Berryessa Resort Improvement District

The Local Agency Formation Commission (LAFCO) of Napa County has issued a draft report on its scheduled sphere of influence update for the Lake Berryessa Resort Improvement District (LBRID); the governmental entity responsible for providing water and sewer services to the unincorporated community of Berryessa Estates. The update is required under State law and intended to verify, with or without changes, LBRID's sphere for purposes of demarking the area Commission believes represents the agency's appropriate and probable future jurisdiction and service area. All jurisdictional changes, such as annexations and detachments, must be consistent with the affected agency's sphere with limited exceptions. Further, while not effecting land use authority or landowner rights, spheres are the Legislature's version of urban growth boundaries and represent LAFCOs principal planning tool in fulfilling their mandate to facilitate orderly urban development and sustainable municipal services.

With the preceding context in mind, Napa LAFCO's draft report has been oriented to focus on one specific consideration: is it appropriate to expand LBRID's current sphere to include the District's entire jurisdictional boundary. This central consideration is drawn from Napa LAFCO's previous action to include only 10 percent of LBRID's jurisdictional boundary in establishing the sphere in 1985. The draft report, accordingly, evaluates the merits of adding this lone study category consisting of approximately 1,850 acres of remaining jurisdictional land to the sphere relative to current considerations (i.e., legislative directives, adopted policies, and commissioner preferences). The draft report further divides this lone study category into three distinct subareas labeled "A-1," "A-2," and "A-3" based on ownership factors and is depicted in the accompanying map. Markedly, the draft report ultimately concludes there is relatively equal merit in taking one of three actions with respect to updating LBRID's sphere, which are identified below with an expanded discussion provided in the draft report's Executive Summary.

Lewis Chilton, Chair
Councilmember, Town of Yountville

Joan Bennett, Commissioner
Councilmember, City of American Canyon

Juliana Inman, Alternate Commissioner
Councilmember, City of Napa

Brad Wagenknecht, Vice 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, Commissioner
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

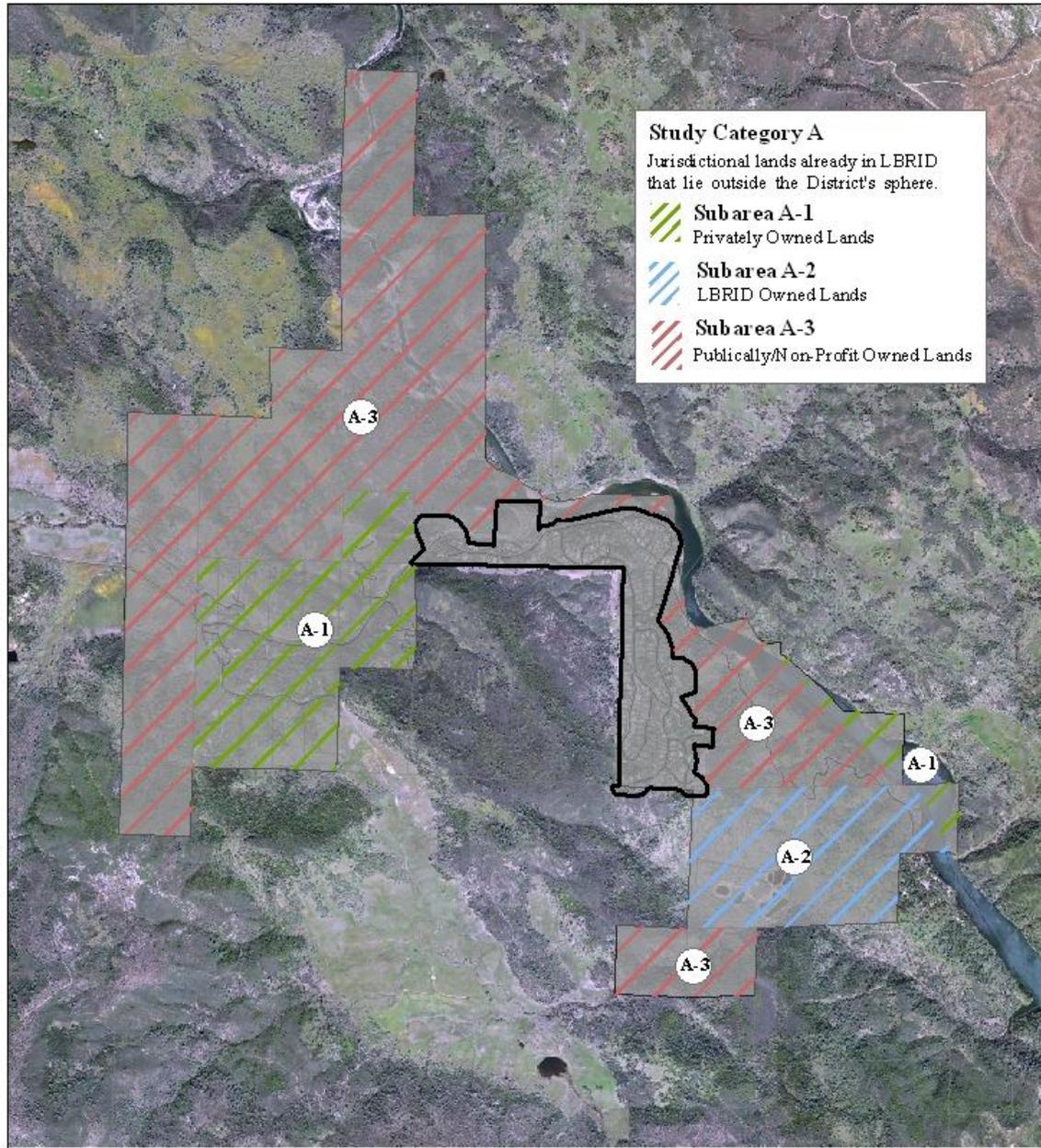
Keene Simonds
Executive Officer

- **Option One: Expand the Sphere to Match the Jurisdictional Boundary**
This option would be appropriate if it is the policy preference to assign overriding deference to the affected lands' existing social and economic ties with LBRID in choosing to add the subareas to the sphere.
- **Option Two: Retain Current Sphere and Pursue Detachment Alternatives**
This option would be appropriate if it is the policy preference to emphasize the affected lands' limited land use and service planning compatibilities with LBRID in choosing to continue to exclude the subareas from the sphere. This option would, notably, serve to reaffirm Napa LAFCO's previous policy statement the affected lands be detached and be memorialized by taking one or both of the following actions. The first alternative is for Napa LAFCO to formally request the LBRID Board take action to initiate a proposal to detach the subareas. The second alternative is for Napa LAFCO to direct staff to initiate a proposal to reorganize LBRID to establish a new community services district with a jurisdictional boundary that excludes the subareas.
- **Option Three: Retain Current Sphere and Table Considerations to Next Update**
This option would be appropriate if it is the policy preference to maintain the status quo and table all related policy considerations to the next scheduled update. This option would be appropriate if it is collectively determined more information is warranted with regards to future LBRID operations and community needs before taking any new action.

Electronic copies of the draft report are available for review by visiting Napa LAFCO's website at www.napa.lafco.ca.gov. Hard copies of the draft report are also available for review at Napa LAFCO's administrative office during normal business hours. Napa LAFCO invites any interested member of the public to submit written comments on the draft report through **Monday, November 12, 2012**. Written comments submitted by e-mail should be directed to Keene Simonds at ksimonds@napa.lafco.ca.gov. All written comment received by the deadline will be incorporated into a final report, which will be presented as part of a public hearing during Napa LAFCO's December 3, 2012 regular meeting. All interested parties are encouraged to attend the public hearing and provide verbal testimony.

If you have received this notice, you are either listed as a landowner in one or more of the three subareas comprising Study Category A or identified by staff as an interested party

LAKE BERRYESSA RESORT IMPROVEMENT DISTRICT Study Categories



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Political Subdivision of the State of California

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BOUNDARIES

- LBRID Boundary
- LBRID Sphere