



**Local Agency Formation Commission of Napa County**  
Subdivision of the State of California

1030 Seminary Street, Suite B  
Napa, California 94559  
Telephone: (707) 259-8645  
Facsimile: (707) 251-1053  
www.napa.lafco.ca.gov

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*We Manage Local Government Boundaries, Evaluate Municipal Services, and Protect Agriculture*

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**PUBLIC NOTICE**

February 6, 2013

**TO:** Interested Parties  
Affected Landowners/Residents

**FROM:** Brendon Freeman, Analyst

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

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The Local Agency Formation Commission (LAFCO) of Napa County has issued a draft report on its scheduled sphere of influence update for the Napa Berryessa Resort Improvement District (NBRID); the governmental entity responsible for providing water and sewer services to the unincorporated community of Berryessa Highlands. The update is required under State law and intended to verify, with or without changes, NBRID'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.

The report and its analysis has been oriented to focus on one central policy question as to whether it is appropriate to expand NBRID's current sphere to include the District's entire jurisdictional boundary. This central consideration is drawn from the Commission's previous action to include only one-fourth of NBRID'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 1,387 acres of remaining jurisdictional land to the sphere relative to current considerations (i.e., legislative directives, adopted policies, and member preferences). The draft report further divides this lone study category into two distinct subareas labeled "A-1" and "A-2" based on private versus public ownership and is depicted in the accompanying map. Markedly, the draft report ultimately concludes there is relatively equal merit in taking one of four actions with respect to updating NBRID's sphere, which are identified below with an expanded discussion provided in the draft report's Executive Summary.

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Lewis Chilton, Commissioner  
Councilmember, Town of Yountville

Joan Bennett, Commissioner  
Councilmember, City of American Canyon

Juliana Inman, Alternate Commissioner  
Councilmember, City of Napa

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

Bill Dodd, Commissioner  
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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

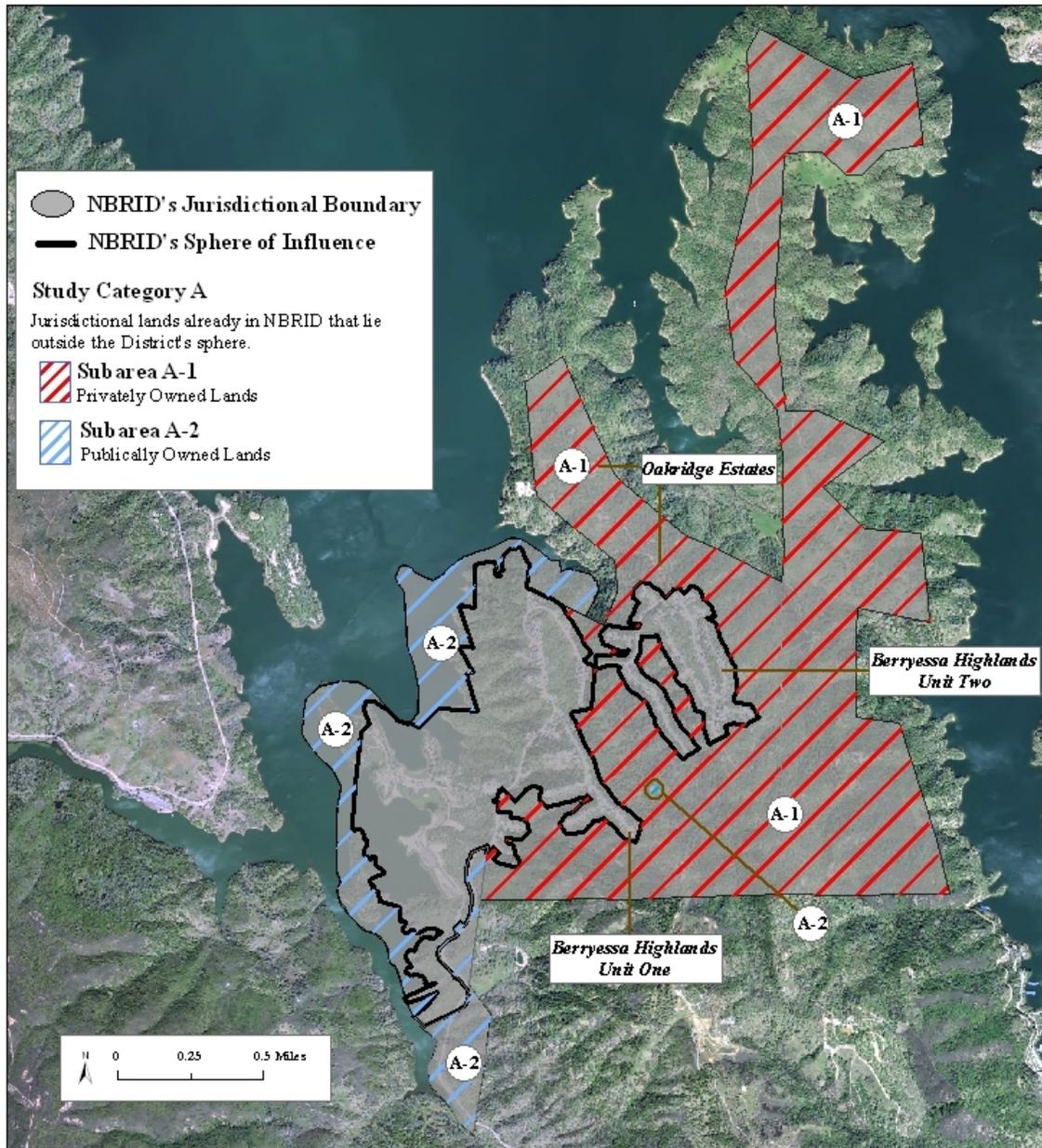
- **Option One: Expand the Sphere to Match Entire Jurisdictional Boundary**  
This option would be appropriate if it is the Commission's preference to assign overriding deference to the lands' existing social and economic ties to NBRID in choosing to add both subareas to the sphere.
- **Option Two: Expand the Sphere to Include A-1's Oakridge Estates**  
This option would be appropriate if it is the Commission's preference to assign overriding deference to the existing adequacy and need for water and sewer services within the lands as well as their social and economic ties to NBRID in choosing to add the approximate 130 acres to the sphere. This option would orient the sphere to explicitly reflect NBRID's present service area, and in doing so, eliminate the current policy inference of the Commission that the affected lands – irrespective of their connectivity to the water and sewer systems – be detached.
- **Option Three: Retain Current Sphere and Pursue Detachment Alternatives**  
This option would be appropriate if it is the Commission's preference to emphasize the affected lands' limited land use and service planning compatibilities with NBRID in choosing to continue to exclude the subareas from the sphere with the possible exception of the Oakridge Estates given its referenced service ties. This option would serve to reaffirm the Commission's policy statement the affected lands be detached and memorialized by requesting the NBRID Board take action to initiate a proposal for Commission consideration to detach the subareas.
- **Option Four: Retain Current Sphere and Table Considerations**  
This option would be appropriate if it is the Commission's preference to maintain the status quo on the sphere and table all related policy considerations to the next update. This option would specifically be appropriate if the Commission prioritizes allowing the pending reorganization proceedings to conclude without changing baseline factors and/or if members believe more information is needed in aligning the sphere with the needs of the community.

The draft report concludes Option Four appears as the preferred alternative for reasons identified above. In their initial review of the draft, Commissioners also expressed support for Option Two and the addition of the Oakridge Estates to the sphere at this time given existing service commitments to the subdivision.

Electronic copies of the draft report are available for review by visiting Napa LAFCO's website at [www.napa.lafco.ca.gov](http://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, March 11, 2013**. Written comments submitted by e-mail should be directed to Brendon Freeman at [bfreeman@napa.lafco.ca.gov](mailto:bfreeman@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 April 1, 2013 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**

### NAPA BERRYESSA RESORT IMPROVEMENT DISTRICT Study Categories



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