



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

June 11, 2013

TO: Interested Parties
Affected Landowners/Residents

FROM: Brendon Freeman, Analyst

**SUBJECT: Notice of Public Review and Comment:
Sphere of Influence Update on Spanish Flat Water District**

The Local Agency Formation Commission (LAFCO) of Napa County has issued a draft report on its scheduled sphere of influence update for the Spanish Flat Water District (SFWD); the governmental entity responsible for providing water and sewer services to the unincorporated communities of Spanish Flat and Berryessa Pines. The update is required under State law and intended to verify, with or without changes, SFWD'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 draft report and its analysis on potential sphere modifications for SFWD is predicated on adhering to the policy interest of the Commission to consider the District's prescribed role in providing water and sewer services in support of urban-type development in the Spanish Flat and Berryessa Pines communities. This involves, notably, considering the communities' need for SFWD services relative to the District's ability to provide these services efficiently and in a manner consistent with sensible land uses based on the adopted policies and preferences of the Commission. The report, accordingly, identifies and evaluates the addition of two distinct study areas totaling 13.2 acres of non jurisdictional lands into SFWD's sphere. Both study areas lie within the Berryessa Pines community and are described below.

- Study Area "A" represents non jurisdictional lands immediately adjacent to SFWD's existing sphere and currently receive water and sewer from SFWD through grandfathered outside service agreements. The two affected lots are located at 7020 Berryessa Knoxville Road and 505 Putah Creek Drive.
- Study Area "B" represents non jurisdictional lands immediately adjacent to SFWD's existing sphere and presently used and designated for urban type uses. The two affected lots are located at 7140 and 7150 Berryessa Knoxville Road.

Joan Bennett, Commissioner
Councilmember, City of American Canyon

Gregory Pitts, Commissioner
Councilmember, City of St. Helena

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

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Keene Simonds
Executive Officer

The draft report recommends – based on information analyzed to date – the Commission update and expand SFWD’s existing sphere to include all of Study Area A to facilitate the annexation of the affected lands to the District and formalize the existing provision of water and sewer service under LAFCO law. The draft report does not recommend the Commission add Study Area B to the sphere given – above all else – public water and/or sewer service within the affected lands does not appear needed now or within the next five years based on available information. However, given directives and adopted policies, the draft report recommends the Commission make a policy statement declaring any future urban intensification within Study Area B be accompanied by inclusion into SFWD’s sphere given the District’s prescribed role in the community. This recommended policy statement would be memorialized as part of an adopted resolution updating the sphere.

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 and/or any related matter through **Monday, July 8, 2013**. Written comments submitted by e-mail should be directed to Brendon Freeman at 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 August 5, 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 of the two Study Areas or identified by staff as an interested party.

Spanish Flat Water District
Study Areas for Sphere Update

