



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

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

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

PUBLIC NOTICE

April 8, 2015

TO: Interested Parties
Affected Landowners/Residents

FROM: Brendon Freeman, Analyst

SUBJECT: **Notice of Public Review and Comment:**
Sphere of Influence Update for the Napa Sanitation District

The Local Agency Formation Commission (LAFCO) of Napa County has issued a draft report on its sphere of influence update for the Napa Sanitation District (NSD). The update is required under State law and intended to verify, with or without changes, NSD's sphere for purposes of demarking the area the 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 NSD is predicated on adhering to the policy interest of the Commission to consider the District's role in providing public sewer services to its population of approximately 87,000. This involves, notably, considering the need for services relative to NSD'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 or removal of six distinct study areas totaling 2,253 acres of lands. The six study areas are described below.

- The Browns Valley Study Area is comprised of 14 parcels totaling 226.0 acres located within the City of Napa's jurisdictional boundary and NSD's sphere of influence. The area is also contiguous to NSD's present boundary. Access to the area is by means of City streets in the Browns Valley neighborhood. The Browns Valley Study Area has been located within NSD's sphere of influence without being developed or annexed to the District since 1975. The area is currently used for public park and open space uses as Timberhill Park under the City of Napa's land use authority.
- The Coombsville Road Study Area is comprised of 307 parcels totaling 566.4 acres located immediately east of the City of Napa and NSD's jurisdictional boundaries and spheres of influence. Access to the area is primarily by means of Coombsville Road and utilizes the road networks of both the City and County of Napa. The Coombsville Road Study Area is a rural residential area with some agricultural and open space designations interspersed. The Coombsville Road Study Area is groundwater deficient and includes agricultural land uses with vineyards that require irrigation.

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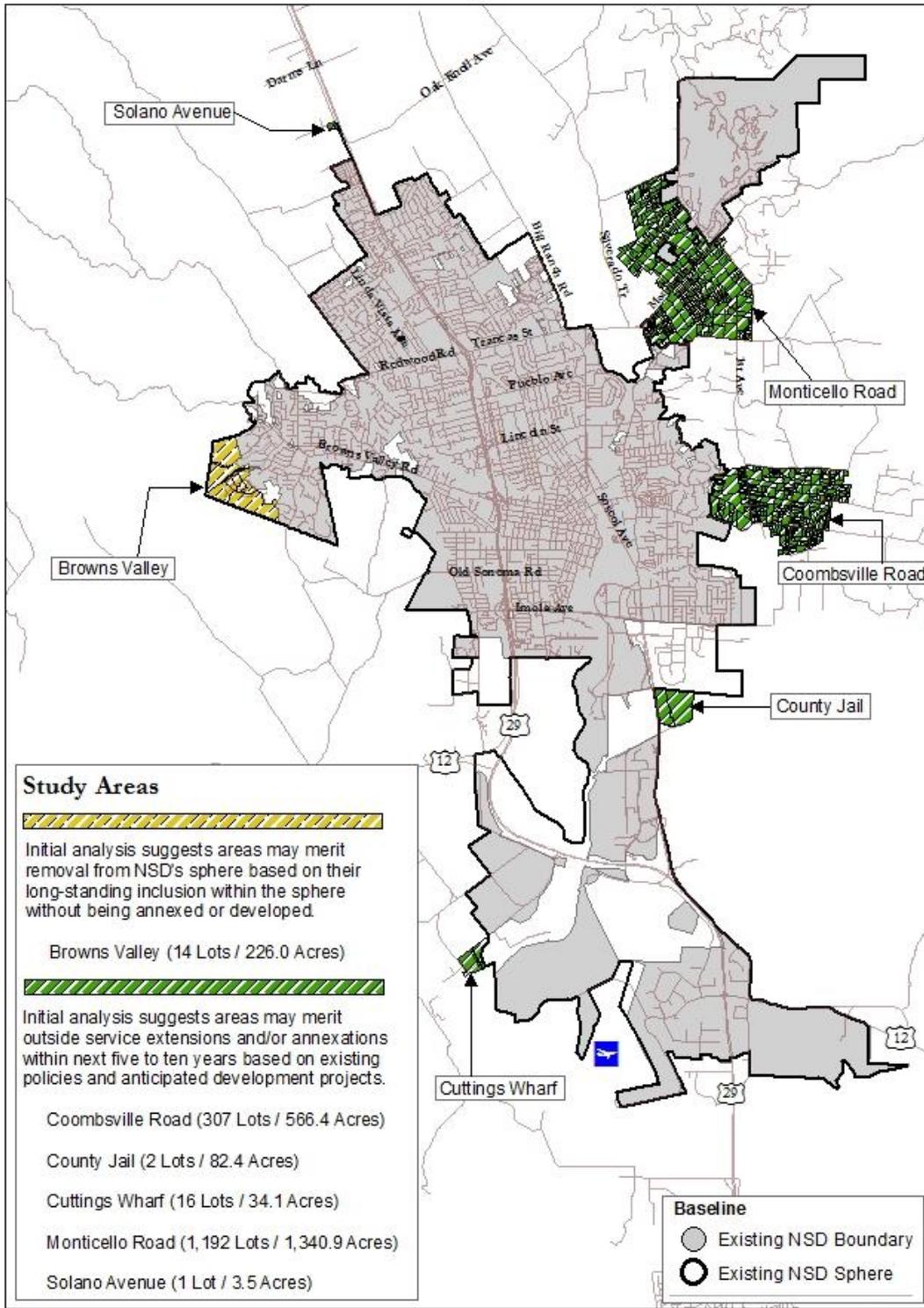
- The County Jail Study Area is located on unincorporated land approximately two miles southeast of Downtown Napa. The area is made up of two parcels totaling 82.4 acres contiguous to the boundary of the City of Napa on the east side of Soscol Avenue (Napa-Vallejo Highway/State Route 221) immediately south of Napa State Hospital. The western parcel is 27.1 acres and has been planned for the County Jail. The eastern parcel is 55.3 acres and not included in the County Jail project, but shares similar land use characteristics with the western parcel. The County's environmental analysis for the jail project evaluates the development potential and associated environmental impacts for both parcels.
- The Cuttings Wharf Study Area is comprised of 16 parcels totaling 34.1 acres located along the Napa River immediately southwest of the City of Napa and NSD's jurisdictional boundaries and spheres of influence near Stanly Ranch. The area is contiguous to NSD's present boundary. Access to the area is by means of Las Amigas Road near Cuttings Wharf Road. The area is flat with low-density residential uses and currently utilizes a private onsite evaporative pond system for wastewater disposal.
- The Monticello Road Study Area is comprised of 1,192 parcels totaling 1,341 acres located between the two large non-contiguous portions of NSD's jurisdictional boundary near the Silverado community. The area is contiguous to both portions of NSD's present boundary. Access to the area is by means of Monticello Road. The area is flat with low-density residential and commercial uses. The Monticello Road Study Area is predominantly developed with single-family residences and agriculture-serving land uses with aging onsite private septic systems.
- The Solano Avenue Study Area is comprised of one parcel totaling 3.5 acres located north of the City of Napa and NSD's jurisdictional boundaries and spheres of influence. The area is not contiguous to NSD's present sphere. Access to the area is by means of Solano Avenue. The area is developed with commercial uses that have been abandoned. The Solano Avenue Study Area is designated by the County as "Agricultural Resource" and is zoned as "Commercial Limited." The landowner has submitted an application to the County for the development of a 50-room hotel.

The draft report recommends – based on information analyzed to date – the Commission update NSD's existing sphere to include all of the Cuttings Wharf Study Area and a 27.1 acre portion representing the western parcel of the County Jail Study Area in order to facilitate annexation for the affected lands. The draft report also recommends the Commission remove the Browns Valley Study Area from NSD's sphere given that the area has been in use as public park and open space without any indication of probable need for public sewer services from the District. The draft report does not recommend the Commission add the Coombsville Road, Monticello Road, or Solano Avenue Study Areas to NSD's sphere given that justification for annexation to the District is limited within the next five to ten year period based on existing policies and land use planning.

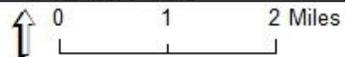
Electronic copies of the draft report are available for review by visiting Napa LAFCO's website at www.napa.lafco.ca.gov. Hard copies of the draft report are also available for review at Napa LAFCO's administrative office during normal business hours. Napa LAFCO invites any interested member of the public to submit written comments on the draft report and/or any related matter through **Friday, May 8, 2015**. Written comments submitted by e-mail should be directed to Brendon Freeman at bfreeman@napa.lafco.ca.gov. Written comments 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 June 1, 2015 meeting. All interested parties are encouraged to attend the public hearing and provide testimony.

If you have received this notice, you are either listed as a landowner in one of the six Study Areas or identified by staff as an interested party.

Napa Sanitation District SOI Study Areas



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*Prepared by LAFCO Staff
 March 23, 2015