



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

December 9, 2013

TO: Interested Parties
Affected Landowners/Residents

FROM: Brendon Freeman, Analyst

**SUBJECT: Notice of Public Review and Comment:
Sphere of Influence Update on the City of Napa**

The Local Agency Formation Commission (LAFCO) of Napa County has issued a draft report on its scheduled sphere of influence update for the City of Napa. The update is required under State law and intended to verify, with or without changes, Napa's sphere for purposes of demarcating 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 Napa is predicated on adhering to the policy interest of the Commission to consider the City's role in providing municipal services to its permanent resident population of 77,881. This involves, notably, considering the need for services relative to the Napa'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 three distinct study areas totaling 2,563 acres of non-jurisdictional lands into Napa's sphere. The three study area categories are described below.

- The Primary Study Area consists of two sub-areas totaling 237.0 acres and includes lands subject to known development projects that are near or adjacent to Napa's existing sphere that if approved would require one or more urban type of municipal services within the next five years.
- The Secondary Study Area consists of four sub-areas totaling 1,968.4 acres and located to the west, north and east of the City's current boundary. These areas have been identified where outside service extensions within the next five to ten years may be justified based on existing policies and land use planning, but where justification for annexation to the City is doubtful in that timeframe.

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Representative of the General Public

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- The Tertiary Study Area consists of ten small sub-areas totaling 357.6 acres and located on all sides of the City's current boundary. The sub-areas have been identified where the nature of the area and land use policy make the extension of water and other City services unlikely, but where there may be merit in re-evaluation in future land use planning and service review updates.

The draft report recommends – based on information analyzed to date – the Commission update and expand Napa's existing sphere to include all of the Primary Study Area in order to facilitate annexation for the affected lands. The draft report does not recommend the Commission add the Secondary Study Area or the Tertiary Study Area to Napa's sphere given that justification for annexation to the City 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, January 10, 2014**. Written comments submitted by e-mail should be directed to Brendon Freeman at bfreeman@napa.lafco.ca.gov. All 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 February 3, 2014 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.

