



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 4, 2016

TO: Interested Parties

FROM: Brendon Freeman, Executive Officer

**SUBJECT: Notice of Public Review and Comment: Town of Yountville
Municipal Service Review and Sphere of Influence Update**

The Local Agency Formation Commission (LAFCO) of Napa County has issued a draft report on its municipal service review and sphere of influence update for the Town of Yountville. The draft report represents LAFCO's independent evaluation of the availability and adequacy of municipal services provided by Yountville. This includes making determinative statements on a series of prescribed factors that include infrastructure capacities, funding needs, and alternative service delivery options as required under State law. LAFCO will use the municipal service review to inform its decision-making as it relates to fulfilling its other planning and regulatory responsibilities in facilitating orderly urban growth.

The sphere of influence update is required under State law and intended to verify, with or without changes, Yountville's sphere for purposes of demarking the area the Commission believes represents the agency's appropriate and probable future jurisdictional boundary 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 affecting 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 Yountville is predicated on adhering to the policy interest of the Commission to consider the Town's role in providing municipal services within its jurisdictional boundary. This involves, notably, considering the need for services relative to Yountville'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 identifies and evaluates the potential addition of one study area totaling approximately 13.4 acres of non-jurisdictional lands into Yountville's sphere. The study area is described on the following page.

Greg Pitts, Vice Chair
Councilmember, City of St. Helena

Juliana Inman, Commissioner
Councilmember, City of Napa

Joan Bennett, Alternate Commissioner
Councilmember, City of American Canyon

Diane Dillon, Chair
County of Napa Supervisor, 3rd District

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

Keith Caldwell, Alternate Commissioner
County of Napa Supervisor, 5th District

Brian J. Kelly, Commissioner
Representative of the General Public

Gregory Rodeno, Alternate Commissioner
Representative of the General Public

Brendon Freeman
Executive Officer

- The study area consists of a 13.4 acre portion of one parcel located to the west of State Highway 29, north of California Drive, and adjacent to the Town of Yountville's jurisdictional boundary. The study area represents the commercial portion of the Domaine Chandon winery and receives sewer treatment service from Yountville through a 1991 agreement. The study area consists of the Domaine Chandon Visitor Center, a parking lot, a private access road, and associated landscaping. The study area consists solely of commercial land uses and does not include any agricultural lands as defined under LAFCO law. Yountville has recently updated its General Plan to designate the study area as part of the Town's planning area. The County designates the study area as *Agricultural Resource* and zones the area as *Commercial Limited*. Adding the study area to Yountville's SOI may require additional analysis of potential environmental impacts. However, Yountville has completed an initial study and negative declaration that contemplates annexation of the study area to the Town.

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 upon request 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 **December 9, 2016**. Written comments submitted by e-mail should be directed to Brendon Freeman at bfreeman@napa.lafco.ca.gov. The draft report is expected to be presented at Napa LAFCO's December 5, 2016 meeting for discussion. Written comments on the draft report that are received by the deadline will be incorporated into a final report, which is expected to be considered for formal action by Napa LAFCO as part of a public hearing during Napa LAFCO's February 6, 2017 meeting. All interested parties are encouraged to attend the public hearing and provide verbal testimony.