

APPENDIX A
SPHERE OF INFLUENCE REVIEWS
CIRCLE OAKS COUNTY WATER DISTRICT
CONGRESS VALLEY WATER DISTRICT
LOS CARNEROS WATER DISTRICT
NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT
NAPA RIVER RECLAMATION DISTRICT NO. 2109
IN CONJUNCTION WITH
NAPA COUNTYWIDE WATER AND WASTEWATER MUNICIPAL SERVICE REVIEW (2020)

OCTOBER 4, 2021

PREPARED BY NAPA LAFCO STAFF

SPHERE OF INFLUENCE CONSIDERATIONS

This appendix includes sphere of influence (SOI) analysis and recommendations for each of the following special districts that are subject to the Napa Countywide Water and Wastewater Municipal Service Review (MSR): Circle Oaks County Water District (COCWD); Congress Valley Water District (CVWD); Los Carneros Water District (LCWD); Napa County Flood Control and Water Conservation District (NCFCWCD); and Napa River Reclamation District No. 2109 (NRRD).

The MSR sections of this report include thorough research and analysis of the current and future operations of each subject agency. This appendix reviewing each subject agency's SOI is based on the work completed in the MSR sections. Relevant sections are referenced should the reader wish to review the detailed analysis.

CKH requires LAFCO to adopt an SOI for each city and special district located within the County. An SOI is defined in Government Code Section 56076 as "a plan for the probable physical boundary and service area of a local agency or municipality as determined by the Commission." LAFCO must make determinations with respect to the following factors when amending, establishing, reviewing, or updating an SOI:

Present and planned land uses in the area, including agricultural and open space lands. This factor consists of a review of current and planned land uses based on planning documents to include agricultural and open-space lands.

Present and probable need for public facilities and services. This factor includes a review of the services available in the area and the need for additional services.

Present capacity of public facilities and adequacy of public services provided by the agency. This factor includes an analysis of the capacity of public facilities and the adequacy of public services that the agency provides or is authorized to provide.

Social or economic communities of interest. This factor discusses the existence of any social or economic communities of interest in the area if the Commission determines that they are relevant to the agency. These are areas that may be affected by services provided by the agency or may be receiving services in the future.

Present and probable need for services to disadvantaged unincorporated communities. This factor requires the Commission to consider services to disadvantaged unincorporated communities, which are defined as inhabited areas within the SOI whose median household income is less than or equal to 80 percent of the statewide median income.

The following sections provide an evaluation of these factors along with recommendations for each subject agency.

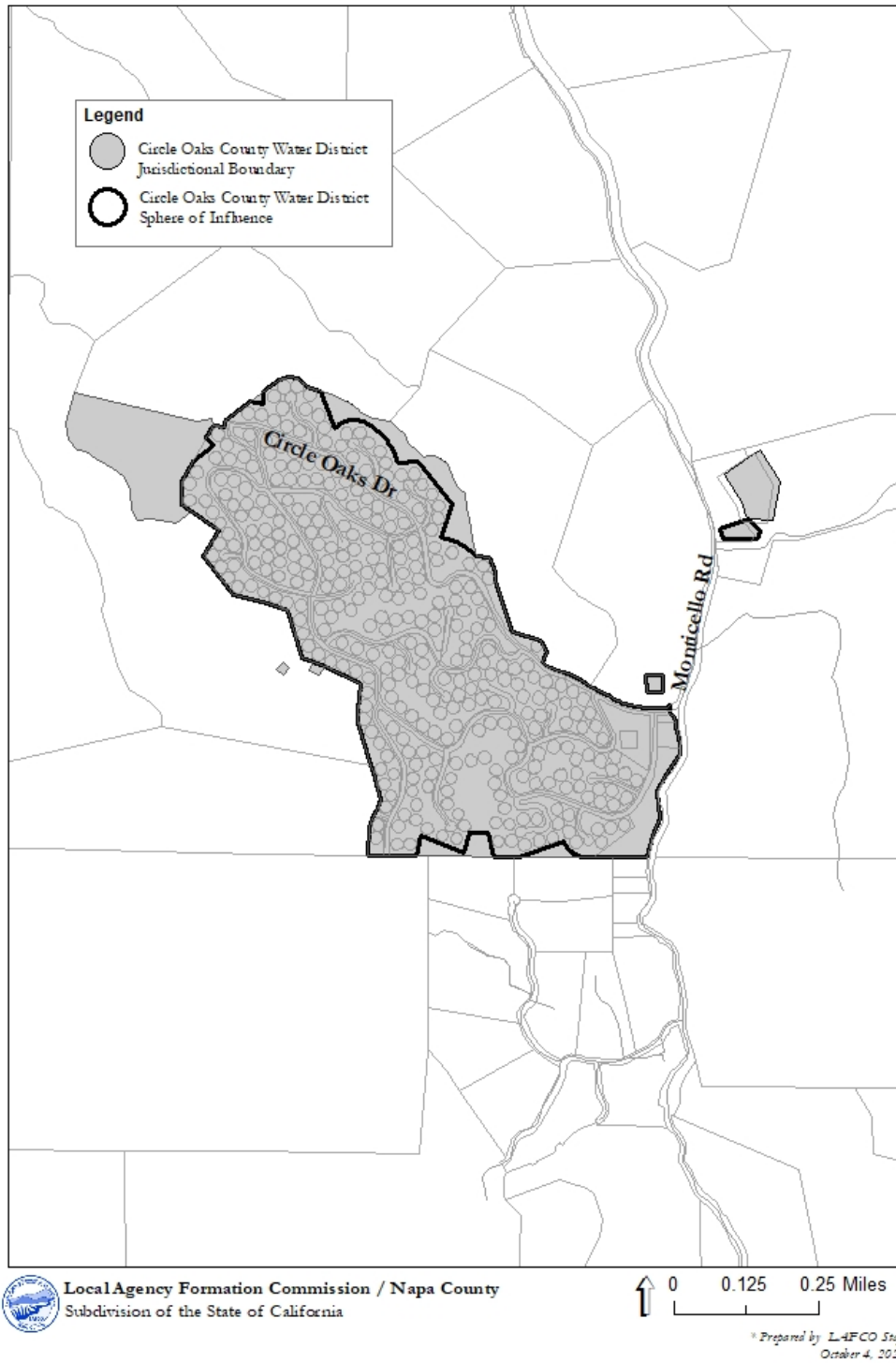
Circle Oaks County Water District (COCWD)

COCWD's SOI encompasses approximately 0.34 square miles, or 216 acres, entirely within its jurisdictional boundary. The SOI was reviewed and updated to include approximately 1.6 acres of jurisdictional lands in 2016. The SOI excludes approximately 36 jurisdictional acres representing the location of COCWD's groundwater wells, spring source, sewer ponds, and wastewater treatment plant, none of which will require public services from COCWD within the timeframe of this review.

The following map provides a visual of the District (Figure One).

Figure One: COCWD Map

Circle Oaks County Water District



Recommendation and Determinative Statements

It is recommended the Commission retain the current SOI designation of COCWD. Accordingly, the following written statements support the recommendation and address the five specific factors the Commission must prepare anytime it makes an SOI determination under G.C. Section 56425.

Present and planned land uses in the area, including agricultural and open space lands. The present and future land uses in COCWD's SOI are planned for by the County of Napa as the affected land use authority. The County General Plan and associated Zoning regulations provide for the current and future residential uses that characterize the majority of the SOI. These policies help to ensure that future land uses adjacent to the area will remain agricultural and open space within the foreseeable future.

Present and probable need for public facilities and services. COCWD provides water and sewer services within the existing SOI. These services are vital in supporting existing and future residential uses and protecting public health and safety in the area. Future growth within the SOI is expected to be insignificant within the timeframe of this review.

Present capacity of public facilities and adequacy of public services provided by the agency. COCWD has demonstrated its ability to provide an adequate level of water and sewer service within the existing SOI. These services were comprehensively evaluated by the Commission as part of the MSR.

Social or economic communities of interest. The existing SOI includes the entire Circle Oaks residential community. This community shares social and economic interdependences that are distinct from neighboring areas and enhanced by its relatively isolated location.

Present and probable need for services to disadvantaged unincorporated communities. According to adopted local policy, there are currently no disadvantaged unincorporated communities in COCWD's SOI.

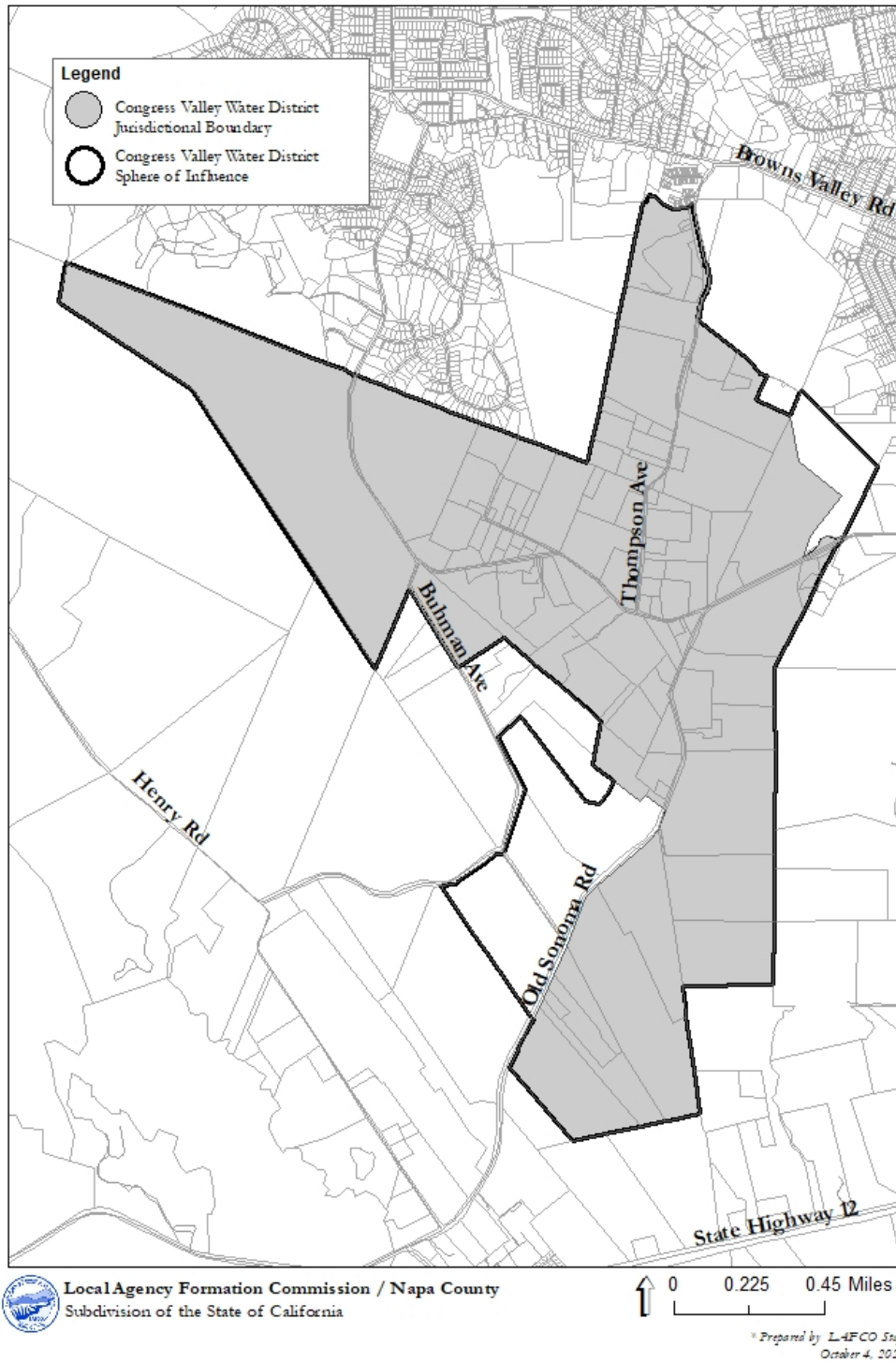
Congress Valley Water District (CVWD)

CVWD's SOI encompasses approximately 2.45 square miles, or 1,568 acres, consisting of the entirety of CVWD's jurisdictional boundary and four parcels outside of the District's jurisdiction that are eligible for annexation. CVWD's SOI was most recently updated in 2017, when 10.6 acres were removed. The four non-jurisdictional parcels within CVWD's SOI either have received water service from the District through outside service agreements or their landowners have expressed interest in receiving water service in the foreseeable future. Therefore, staff recommends retaining the four parcels in CVWD's SOI.

The following map provides a visual of the District (Figure Two).

Figure Two: CVWD Map

Congress Valley Water District



Recommendation and Determinative Statements

It is recommended the Commission retain the current SOI designation of CVWD. Accordingly, the following written statements support the recommendation and address the five specific factors the Commission must prepare anytime it makes an SOI determination under G.C. Section 56425.

Present and planned land uses in the area, including agricultural and open space lands. The present and future land uses in CVWD's SOI are planned for by the County of Napa as the affected land use authority. The County General Plan and associated Zoning regulations provide for the current and future agricultural and rural residential uses within the SOI. These policies help to ensure that future land uses adjacent to the area will remain agricultural and open space within the foreseeable future.

Present and probable need for public facilities and services. CVWD provides water service within the existing SOI through an agreement with the City of Napa. These services are vital in supporting existing and future agricultural and rural residential uses in the area. Future growth within the SOI is expected to be insignificant within the timeframe of this review.

Present capacity of public facilities and adequacy of public services provided by the agency. CVWD has demonstrated its ability to provide an adequate level of water service within the existing SOI. These services were comprehensively evaluated by the Commission as part of the MSR.

Social or economic communities of interest. Lands within CVWD's SOI are part of a distinct community separated from the City of Napa by hills to the north and east. The area shares similar social, economic, geographic, and land use characteristics with the Carneros region located south of the Sonoma Highway. Lands within CVWD's SOI include similar agricultural and rural residential land uses that strengthen communities of interests with CVWD's SOI.

Present and probable need for services to disadvantaged unincorporated communities. According to adopted local policy, there are currently no disadvantaged unincorporated communities in CVWD's SOI.

Los Carneros Water District (LCWD)

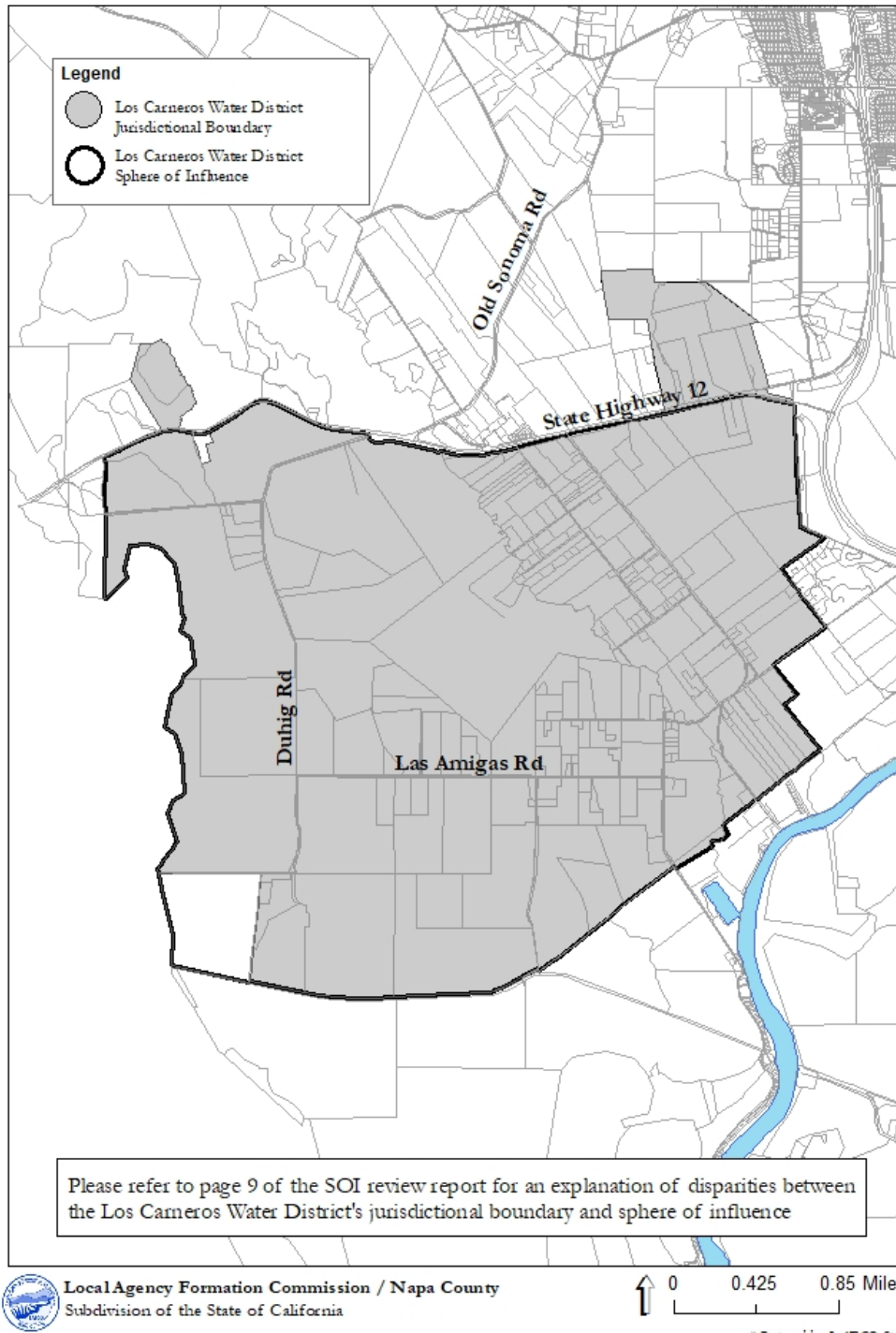
LCWD's SOI encompasses approximately 8.77 square miles, or 5,614 acres, including the majority of its jurisdictional boundary. The SOI was reviewed and affirmed with no changes in 2016. Excluded from the SOI but within LCWD's jurisdiction are ten parcels located north of State Highway 12, one of which is partially within the SOI, totaling approximately 300 acres. In 1984, those parcels were recommended for detachment from the District, noting that the approximately 305 acres would be substantially more costly to serve than the areas south of the Highway. These areas have not been detached to date and are not recommended for inclusion within the SOI.

There are two parcels within the SOI that are not included in LCWD's jurisdiction. One of these parcels is 160.5 acres in size and located in the southwest corner of LCWD's SOI. The second parcel is 6.7 acres in size and located adjacent to State Highway 12 along the northern border of LCWD's SOI. These two parcels are not included in the assessed area to receive services from LCWD. However, there is no immediate benefit to removing them from the SOI and instead it would be appropriate for the Commission to recognize the disparity between the jurisdictional boundary and SOI as part of this review, and comprehensively review SOI options for LCWD during the next review cycle in approximately five years. This would allow LCWD to pay off its loan associated with its assessment district prior to any LAFCO action related to the SOI.

The following map provides a visual of the District (Figure Three).

Figure Three: LCWD Map

Los Carneros Water District



Recommendation and Determinative Statements

It is recommended the Commission retain the current SOI designation of LCWD. Accordingly, the following written statements support the recommendation and address the five specific factors the Commission must prepare anytime it makes an SOI determination under G.C. Section 56425.

Present and planned land uses in the area, including agricultural and open space lands. The present and future land uses in LCWD's SOI are planned for by the County of Napa as the affected land use authority. The County General Plan and associated Zoning regulations provide for the current and future uses that characterize the majority of the SOI, which includes agricultural use, primarily vineyards, along with rural single-family residences and small wineries. These policies help to ensure that future land uses adjacent to the area will remain agricultural and open space within the foreseeable future.

Present and probable need for public facilities and services. LCWD provides recycled water service within the existing SOI through an agreement with the Napa Sanitation District. These services are vital in supporting existing and future agricultural and rural residential uses in the area. Future growth within the SOI is expected to be insignificant within the timeframe of this review.

Present capacity of public facilities and adequacy of public services provided by the agency. LCWD has demonstrated its ability to provide an adequate level of recycled water service within the existing SOI. These services were comprehensively evaluated by the Commission as part of the MSR.

Social or economic communities of interest. Lands within LCWD's SOI are located in a rural, agricultural area of southwest Napa County and does not contain any social or economic communities of interest. The nearest community is the City of Napa located northeast of LCWD.

Present and probable need for services to disadvantaged unincorporated communities. According to adopted local policy, there are currently no disadvantaged unincorporated communities in LCWD's SOI.

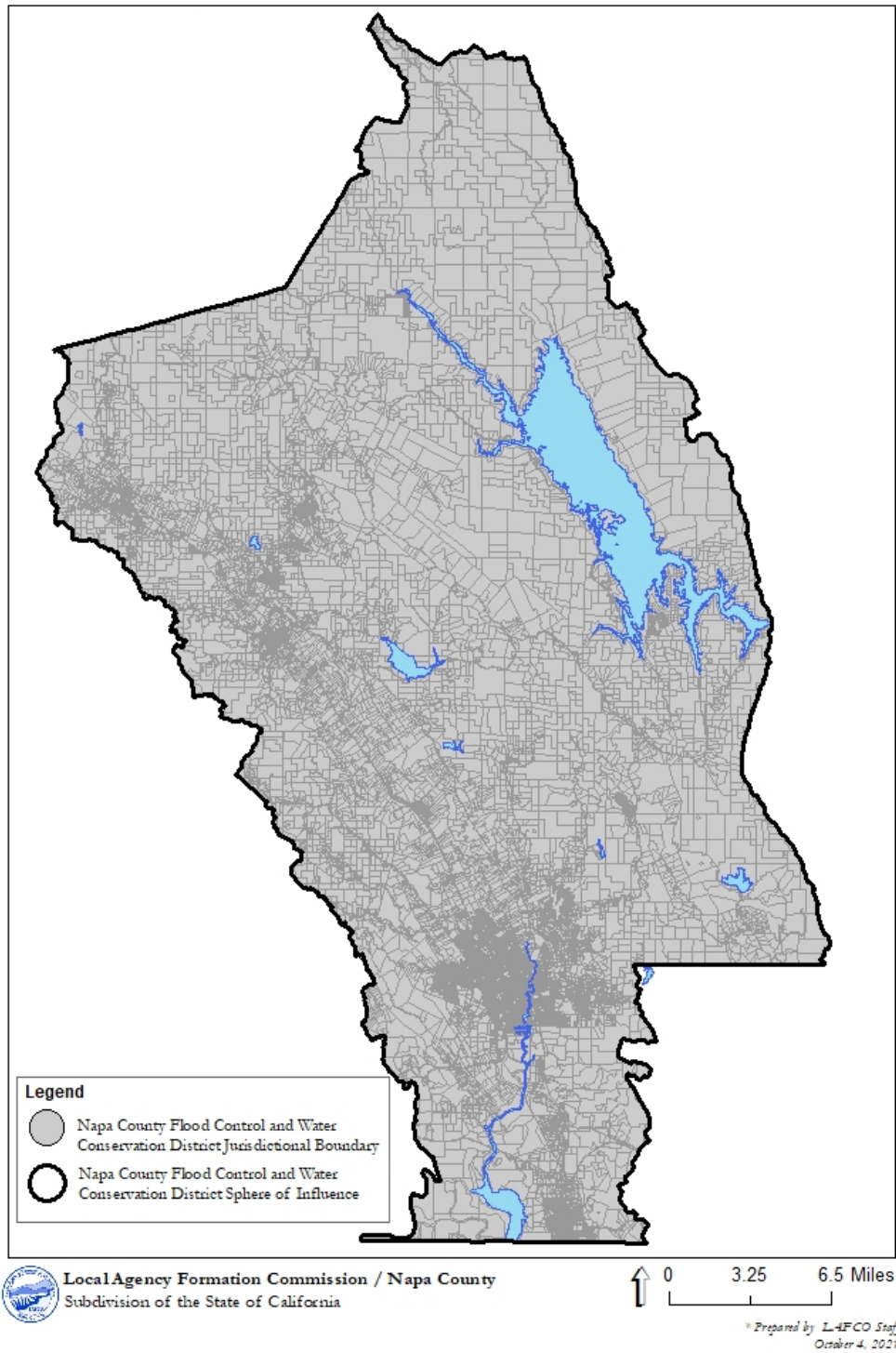
Napa County Flood Control and Water Conservation District (NCFCWCD)

NCFCWCD's SOI encompasses approximately 791.4 square miles, or 506,517 acres, and is coterminous with its jurisdictional boundary. The SOI was reviewed and affirmed with no changes in 2016.

The following map provides a visual of the District (Figure Four).

Figure Four: NCFCWCD Map

Napa County Flood Control and Water Conservation District



Recommendation and Determinative Statements

It is recommended the Commission retain the current SOI designation of NCFCWCD. Accordingly, the following written statements support the recommendation and address the five specific factors the Commission must prepare anytime it makes an SOI determination under G.C. Section 56425.

Present and planned land uses in the area, including agricultural and open space lands. The present and future land uses in NCFCWCD's SOI are planned for in the general plans prepared by the six land use authorities whose jurisdictions overlap the jurisdictional boundary of the District. The exercise of NCFCWCD's services, which benefit both urban and non-urban areas, will not affect the level or type of development identified in the general plans of the land use authorities.

Present and probable need for public facilities and services. NCFCWCD's provision of flood control and water conservation services helps to ensure adequate water supply and the protection from inundation of flood waters which are essential to the social, fiscal, and economic well-being within the existing SOI.

Present capacity of public facilities and adequacy of public services provided by the agency. NCFCWCD has developed policies, service plans, and revenue streams to provide adequate and effective conservation services for the area within the existing SOI. These services were comprehensively evaluated by the Commission as part of the MSR.

Social or economic communities of interest. The social and economic well-being of the area within the existing SOI is measurably enhanced by the services provided by NCFCWCD.

Present and probable need for services to disadvantaged unincorporated communities. According to adopted local policy, there are currently no disadvantaged unincorporated communities in NCFCWCD's SOI.

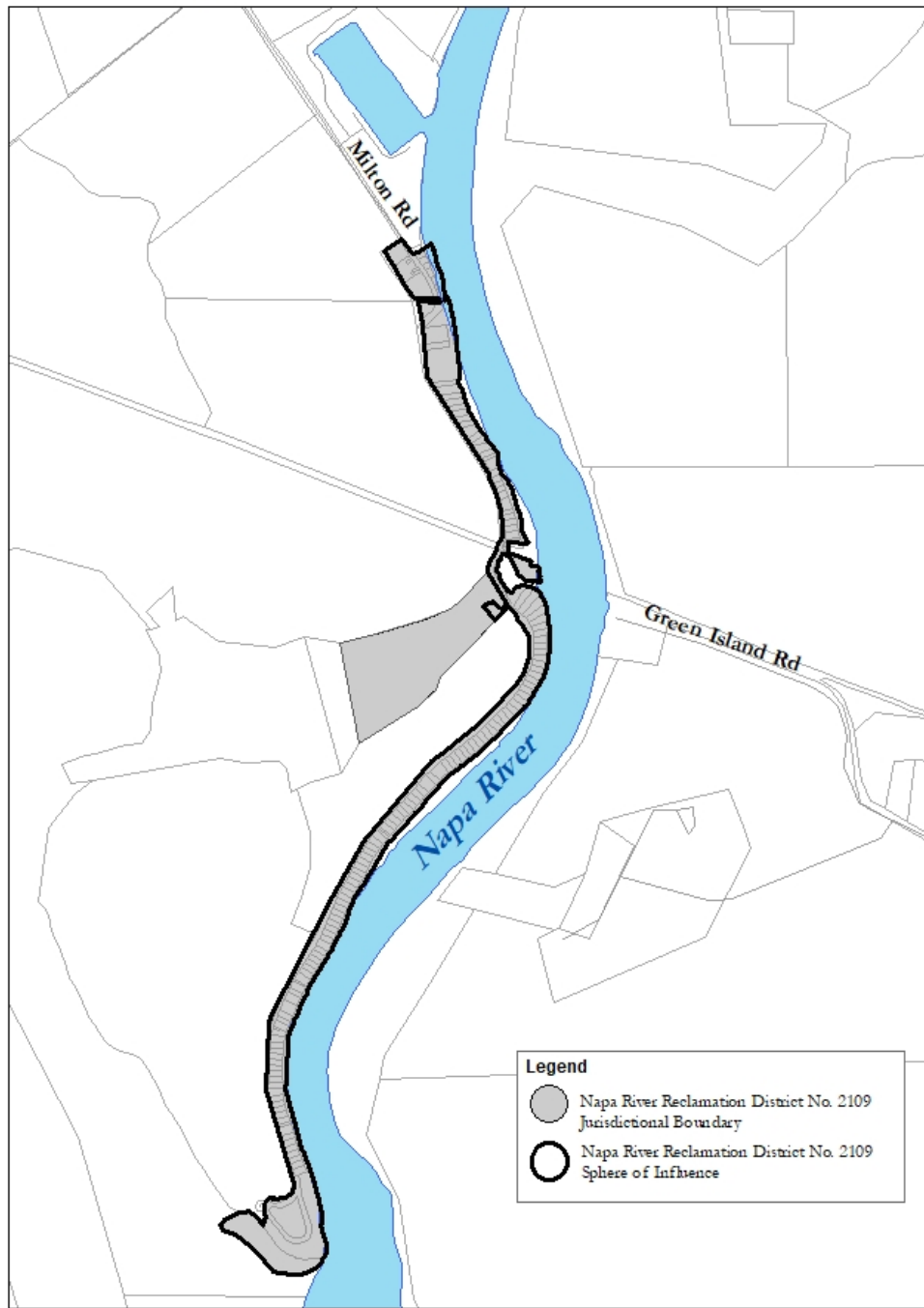
Napa River Reclamation District No. 2109 (NRRD)

NRRD's SOI encompasses approximately 0.08 square miles, or 54 acres, entirely within its jurisdictional boundary. The SOI was reviewed and updated to include approximately 0.4 acres of jurisdictional lands in 2016. The SOI excludes approximately 20 jurisdictional acres representing the location of NRRD's wastewater ponds, which will not require public services from NRRD within the timeframe of this review.

The following map provides a visual of the District (Figure Five).

Figure Five: NRRD Map

Napa River Reclamation District No. 2109



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

0 0.125 0.25 Miles

Prepared by LAFCO Staff
October 4, 2021

Recommendation and Determinative Statements

It is recommended the Commission retain the current SOI designation of NRRD. Accordingly, the following written statements support the recommendation and address the five specific factors the Commission must prepare anytime it makes an SOI determination under G.C. Section 56425.

Present and planned land uses in the area, including agricultural and open space lands. The present and future land uses in NRRD's SOI are planned for by the County of Napa as the affected land use authority. The County General Plan and associated Zoning regulations provide for the current and future residential uses that characterize the majority of the SOI. These policies help to ensure that future land uses adjacent to the area will remain agricultural and open space within the foreseeable future.

Present and probable need for public facilities and services. NRRD provides sewer and limited reclamation services within the existing SOI. These services are vital in supporting existing and future residential uses and protecting public health and safety in the area. The NRRD does not have a formal reclamation plan and primarily provides sewer services given the District does not have power over the resident-owned levees and, consequently, does not have "uniform levee control." Property owners are responsible for maintaining their own levees. Future growth within the SOI is expected to be insignificant within the timeframe of this review.

Present capacity of public facilities and adequacy of public services provided by the agency. NRRD has demonstrated its ability to provide an adequate level of sewer service to the area. NRRD's sewer services were comprehensively evaluated by the Commission as part of the MSR.

Social or economic communities of interest. The existing SOI includes the entire Edgerly Island and Ingersoll Subdivisions. These two subdivisions share common social and economic characteristics that underlie the governance and service provision of NRRD.

Present and probable need for services to disadvantaged unincorporated communities. According to adopted local policy, there are currently no disadvantaged unincorporated communities in NRRD's SOI.