

City of Calistoga

Staff Report

TO: Honorable Mayor and City Council

FROM: Ken MacNab, Senior Planner

VIA: Charlene Gallina, Director of Planning & Building

DATE: June 3, 2008

SUBJECT: LAFCO Review of City's Sphere of Influence

APPROVAL FOR FORWARDING:

James C. McCann (Signed by S. Snallon)
 James C. McCann, City Manager

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ISSUE: Consideration of a Resolution responding to a request from the Local Agency Formation Commission of Napa County (LAFCO) for input and guidance on the adequacy of the City of Calistoga's current Sphere of Influence and any suggestions for modification to serve planned public facility and service needs.

RECOMMENDATION: Adopt a Resolution finding that the current boundary of the City's Sphere of Influence is adequate and authorizing transmittal of correspondence to LAFCO stating that the City has no interest in expanding its Sphere of Influence.

BACKGROUND: The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 directs that the Local Agency Formation Commission of Napa County (LAFCO) review and consider an update to the City's Sphere of Influence ("Sphere") every five years. Last fall, the City received correspondence from LAFCO stating it had initiated its process for reviewing the City's Sphere of Influence and inviting the City to provide input and guidance. LAFCO's review process presents an opportunity for the City to identify and discuss potential changes to its Sphere of Influence that may be needed to accommodate planned population and employment growth, public facility needs or other social/economic interests.

DISCUSSION: On May 14, 2008 the Planning Commission received a staff report and presentation on LAFCO's review of the City's Sphere of Influence. Based on public facility needs identified in the City's General Plan, the staff report identified three potential expansion areas for consideration and discussion. The potential expansion

25 areas raised substantial concerns from property owners and the community. In
26 response, the Planning Commission continued this item to their May 28, 2008 meeting
27 and directed staff to hold an informational meeting with the community.
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29 On May 20, 2008, the City Council took action to continue their scheduled discussion of
30 the City's Sphere of Influence pending the conclusion of the Planning Commission's
31 review. In the course of their action, the City Council recognized the concerns of the
32 community and indicated that they do not believe there is a need to expand the City's
33 Sphere of Influence.
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35 On May 22, 2008 an informational meeting was held at which City Manager Jim
36 McCann provided additional information on the LAFCO process, the basis and need for
37 the identified public facilities in question, and the responsibility of the City to evaluate
38 and plan for anticipated service needs of the community. City Manager McCann stated
39 that based on the correspondence received from the community and on comments
40 made by the City Council it would be staff's recommendation to both the Planning
41 Commission and the City Council that the City not expand its Sphere of Influence.
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43 On May 28, 2008, the Planning Commission accepted staff's recommendation and
44 passed a motion recommending that the City Council: (1) not expand its Sphere of
45 Influence; and (2) transmit formal correspondence to LAFCO stating that the City has no
46 interest in expanding its Sphere of Influence and will not encroach upon Napa County
47 Agricultural Preserve lands.
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49 Given this review, staff is recommending that the City Council adopt a Resolution
50 finding that current boundary of the City's Sphere of Influence is adequate and
51 authorizing the Mayor to sign and transmit the attached correspondence to LAFCO
52 stating that the City has no interest in expanding its Sphere of Influence.
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54 **ATTACHMENTS:**
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- 56 A. Resolution 2008-XXX
57 B. Draft Letter to LAFCO responding to request for input and guidance on the
58 adequacy of the City of Calistoga's current Sphere of Influence.
59 C. Public Correspondence

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RESOLUTION NO. 2008-_____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CALISTOGA, COUNTY OF NAPA, STATE OF CALIFORNIA, FINDING THAT THE CURRENT BOUNDARIES OF THE CITY ARE ADEQUATE AND AUTHORIZING THE MAYOR TO TRANSMIT CORRESPONDENCE TO LAFCO STATING THAT THE CITY HAS NO INTEREST IN EXPANDING ITS SPHERE OF INFLUENCE

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 directs that the Local Agency Formation Commission of Napa County (LAFCo) review and update the City's Sphere of Influence ("Sphere") every five years; and

WHEREAS, in September, 2007, the City received correspondence from LAFCO stating it had initiated its process for reviewing the City's Sphere of Influence and inviting the City to provide input and guidance; and

WHEREAS, based on public facility needs identified in the City's General Plan, staff identified three potential expansion areas for consideration and discussion; and

WHEREAS, public hearings before the Planning Commission and City Council were held to provide the public with an opportunity to comment on the potential expansion areas, and

WHEREAS, substantial concern was expressed by affected property owners, Calistoga's community members and other interested parties about the potential loss of agricultural land in Napa County's Agricultural Preserve, and

WHEREAS, the City's General Plan discourages annexation of unincorporated land; and

WHEREAS, the City's General Plan calls for the City to maintain the rural qualities of unincorporated part of the Planning Area through preservation of agricultural and natural resources; and

WHEREAS, the City Council has determined that the interest in preserving agricultural lands in the Napa County Agricultural Preserve outweighs the potential need to expand the City's Sphere of Influence for the purpose of accommodating the City's future public facility needs.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Calistoga hereby finds that the current boundary of the City's Sphere of Influence is adequate and that there is no need alter or expand the City's Sphere of Influence.

BE IT FURTHER RESOLVED that the City Council of the City of Calistoga authorizes the Mayor to transmit correspondence to LAFCO stating that the City has no interest in expanding its Sphere of Influence.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of Calistoga at a regular meeting held this 3rd day of June 2008, by the following vote:

AYES:

NOES:

ABSTAIN/ABSENT:

JACK GINGLES, Mayor

ATTEST:

SUSAN SNEDDON, City Clerk

DRAFT

June 4, 2008

Keene Simonds, Executive Officer
LAFCO of Napa County
1700 Second Street, Suite 268
Napa, CA 94559

Dear Keene:

This letter is in response to LAFCO's pending review of the City's Sphere of Influence. The City has evaluated its planned population and growth needs, public facility needs and other social/economic interests identified in our General Plan. After careful review of potential needs and interests and in consideration of input received from the community, the City Council, through adoption of a resolution on June 3, 2008, has determined that the current boundary of the City's Sphere of Influence is adequate and that there will be no need to alter or expand the Sphere.

Thank you for the opportunity to participate in LAFCO's review of the City's Sphere of Influence. We look forward to continuing to work with LAFCO towards orderly growth, efficient delivery of municipal services and the preservation of open space and agricultural lands in the County.

If you have any questions regarding this matter please do not hesitate to contact James C. McCann, City Manager, at 942-2805.

Sincerely,

Jack Gingles
Mayor

cc: Supervisor Diane Dillon
Nancy Watt, Napa County Executive Officer
Hillary Gitelman, Director of Planning and Conservation

05/28/08 Kig

Staff recommends:

"Staff recommends that the Planning Commission recommend to the City Council that the City not expand its Sphere of Influence and that the City Council transmit formal correspondence to LAFCo stating that the City has no interest in expanding its Sphere of Influence."

We recommend:

"Staff recommends that the Planning Commission recommend to the City Council that the City not expand its Sphere of Influence and that the City Council transmit formal correspondence to LAFCo stating that the City has no interest in expanding its Sphere of Influence **and will not encroach upon Napa County Agricultural Preserve lands.**"

From: Norma Tofanelli

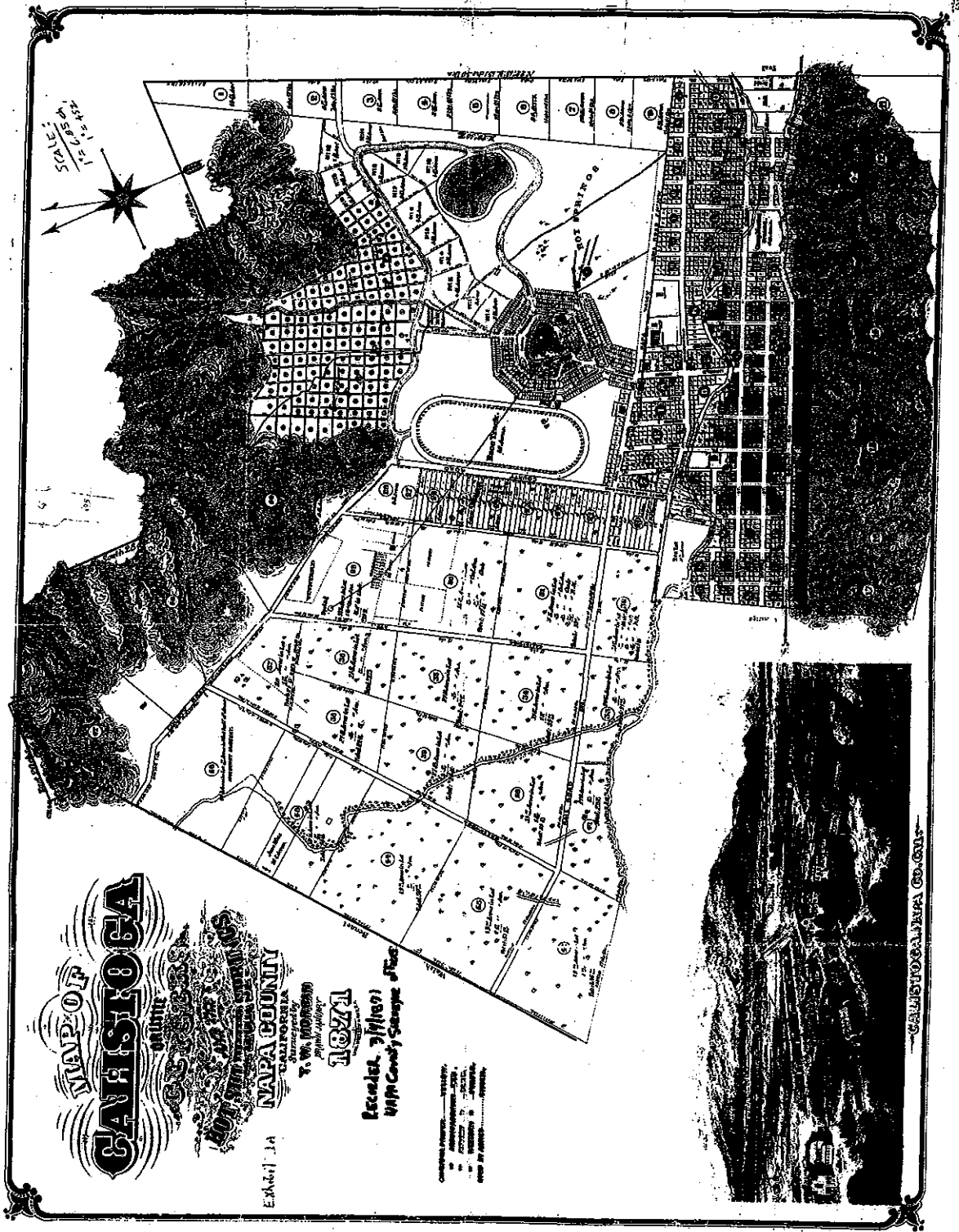
05/28/08 KJ
City of Calistoga
Planning Commission Meeting
May 28, 2008

Policy Interpretation Item P2008-02

from: Manatt, Phelps & Phillips

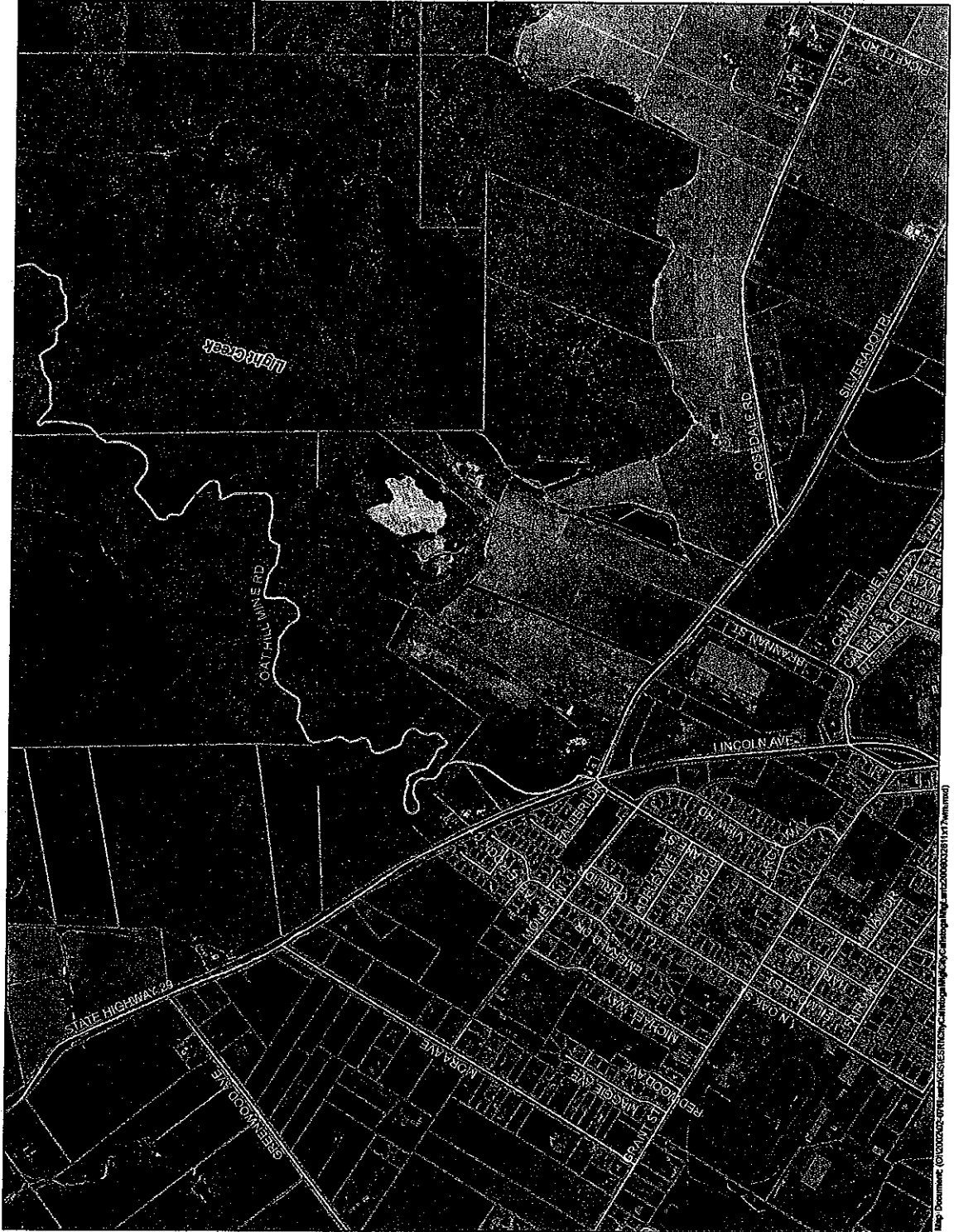
Calistoga City Limits 1871

(Morgan Map - Document B)



Current City of Calistoga Limits (Different from Mow and Morgan Maps)

Exhibit Calistoga to Knoxville Rd



QUESTIONS?

Thank You For Your Time