



**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*

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**PUBLIC NOTICE**

June 30, 2016

**TO:** Interested Parties

**FROM:** Brendon Freeman, Executive Officer

**SUBJECT:** **Notice of Public Review and Comment: Municipal Service Review and Sphere of Influence Update for the City of Calistoga**

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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 City of Calistoga. The draft report represents LAFCO's independent evaluation of the availability and adequacy of municipal services provided by Calistoga. 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, Calistoga'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 Calistoga is predicated on adhering to the policy interest of the Commission to consider the City's role in providing municipal services within its jurisdictional boundary. This involves, notably, considering the need for services relative to Calistoga'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 three distinct study areas totaling 214.4 acres of non-jurisdictional lands into Calistoga's sphere. The three study areas are described on the following page.

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Joan Bennett, Alternate Commissioner  
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Representative of the General Public

Gregory Rodeno, Alternate Commissioner  
Representative of the General Public

Brendon Freeman  
*Executive Officer*

- Study Area One consists of 16 parcels totaling 105.7 acres located north of Greenwood Avenue and along the Napa River. Study Area One receives water, police protection, and fire protection services from Calistoga. 15 of the parcels contain a single family home. One parcel contains a medical care use. The City General Plan does not contemplate the development of, or designate land uses for, Study Area One. The County designates and zones Study Area One for agricultural uses.
- Study Area Two consists of 21 parcels totaling 57.4 acres located north of White Lane and to the east and west of Foothill Boulevard. Study Area Two receives water, police protection, and fire protection services from Calistoga. 19 of the parcels currently contain a single family home. One parcel contains a small commercial establishment. One parcel contains a bed and breakfast establishment. The City General Plan does not contemplate the development of, or designate land uses for, Study Area Two. The County designates and zones Study Area Two for agricultural uses with the exception of one parcel totaling 1.6 acres that is zoned as *Commercial Neighborhood*.
- Study Area Three consists of four parcels totaling 51.3 acres located east of Lincoln Avenue, adjacent to and directly east of Calistoga. Study Area Three receives water, police protection, and fire protection services from Calistoga. Each of the four parcels is currently developed with a single family home. The City General Plan does not contemplate the development of, or designate land uses for, Study Area Three. The County designates and zones Study Area Three for agricultural uses.

Electronic copies of the draft report are available for review by visiting Napa LAFCO's website at [www.napa.lafco.ca.gov](http://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 or any related matter through **Monday, August 1, 2016**. Written comments submitted by e-mail should be directed to Brendon Freeman at [bfreeman@napa.lafco.ca.gov](mailto:bfreeman@napa.lafco.ca.gov). Written comments received by the deadline will be incorporated into a final report, which is expected to be considered by Napa LAFCO as part of a public hearing during Napa LAFCO's October 3, 2016 regular meeting. All interested parties are encouraged to attend the public hearing and provide verbal testimony.

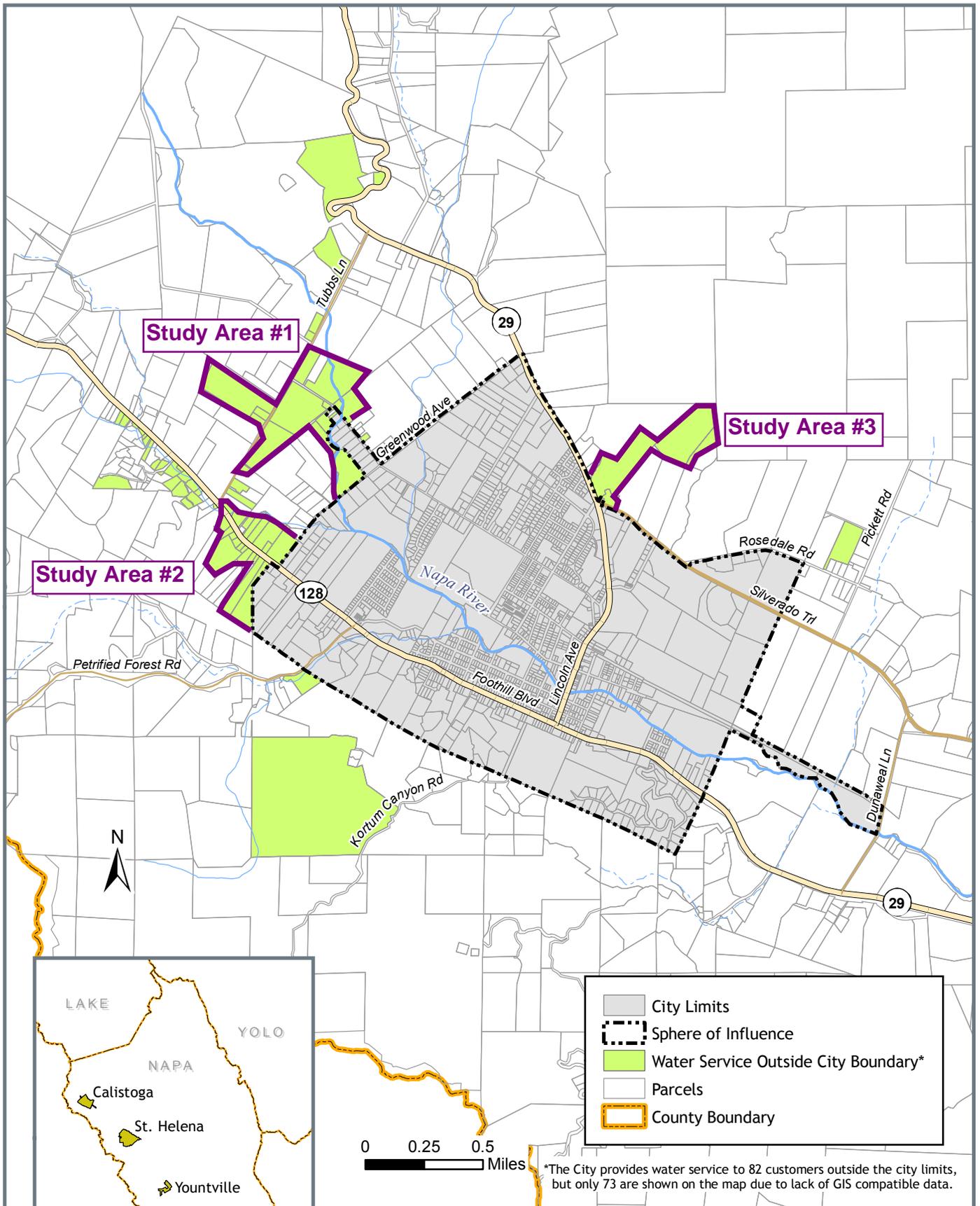


Figure 7.1: Study Areas (shown in purple outline)