
MENDOCINO **Local Agency Formation Commission**

Ukiah Valley Conference Center ♦ 200 South School Street ♦ Ukiah, California 95482

CITY OF POINT ARENA
SPHERE OF INFLUENCE UPDATE

Prepared in accordance with Government Code §56425

Draft Workshop- August 3, 2015

Draft Hearing- September 14, 2015

October 5, 2015

November 2, 2015

Final Adoption- November 2, 2015

MENDOCINO LOCAL AGENCY FORMATION COMMISSION

LAFCo Resolution No. 15-16-04

A RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION OF MENDOCINO COUNTY APPROVING THE CITY OF POINT ARENA SPHERE OF INFLUENCE UPDATE 2015

WHEREAS, the Mendocino Local Agency Formation Commission, hereinafter referred to as the "Commission", is authorized to establish, amend, and update spheres of influence for local governmental agencies whose jurisdictions are within Mendocino County; and

WHEREAS, the Commission conducted an update for the City of Point Arena's sphere of influence pursuant to California Government Code Section 56425; and

WHEREAS, the Executive Officer gave sufficient notice of a public hearing to be conducted by the Commission in the form and manner prescribed by law; and

WHEREAS, the Executive Officer's report and recommendations on the sphere of influence update were presented to the Commission in the manner provided by law; and

WHEREAS, the Commission heard and fully considered all the evidence presented at a public hearing held on the sphere of influence update on September 14, October 5, and November 2, 2015; and

WHEREAS, the Commission considered all the factors required under California Government Code Section 56425.

NOW, THEREFORE, the Mendocino Local Agency Formation Commission does hereby RESOLVE, DETERMINE, and ORDER as follows:

1. This sphere of influence update has been appropriately informed by the Commission's earlier municipal service review on the City of Point Arena, accepted by the Commission on February 2, 2015.
2. The Commission, as Lead Agency, finds the update to the City of Point Arena's sphere of influence is exempt from further review under the California Environmental Quality Act pursuant to California Code of Regulations Section 15061(b)(3). This finding is based on the Commission determining with certainty the update will have no possibility of significantly effecting the environment given no new land use or municipal service authority is granted.
3. This sphere of influence update is assigned the following distinctive short-term designation: "City of Point Arena Sphere of Influence Update 2015"
4. Pursuant to Government Code Section 56425(e), the Commission makes the written statement of determinations included in the City of Point Arena Sphere of Influence Update Report, incorporated by reference.
5. The Executive Officer shall revise the official records of the Commission to reflect this update of the City of Point Arena's sphere of influence.

BE IT FURTHER RESOLVED that the City of Point Arena's sphere of influence is updated as depicted in Exhibit "A".

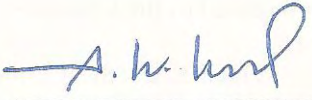
The foregoing Resolution was passed and duly adopted at a regular meeting of the Mendocino Local Agency Formation Commission held on this 2nd day of November, 2015, by the following vote:

AYES: McCowen, Hamburg, Hammerstrom, Madrigal, McNerlin, Silver, and Ward

NOES: None

ABSTAIN: None

ABSENT: None

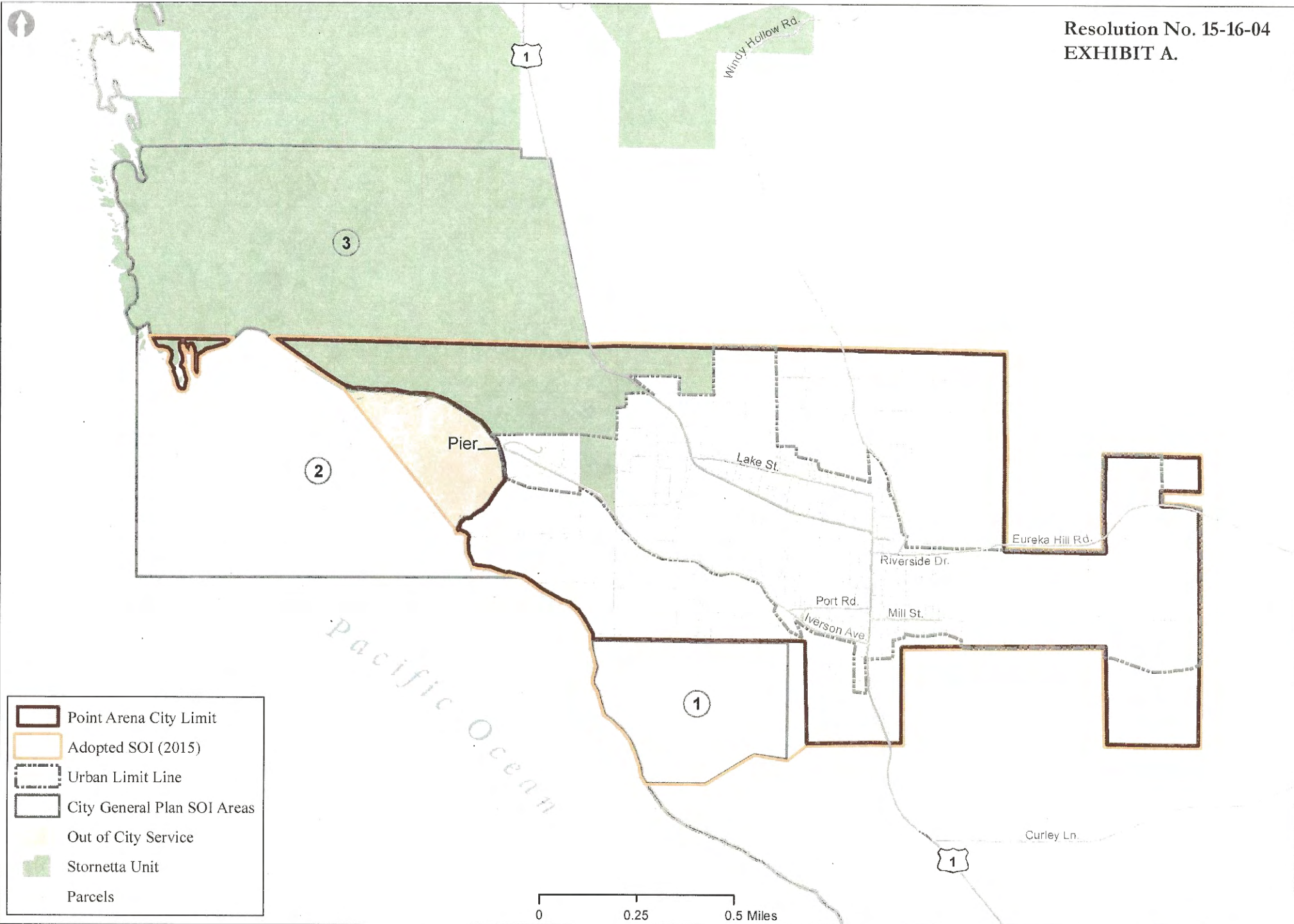


JERRY WARD, Chair

ATTEST:



GEORGE WILLIAMSON, Executive Officer



- Point Arena City Limit
- Adopted SOI (2015)
- Urban Limit Line
- City General Plan SOI Areas
- Out of City Service
- Stornetta Unit
- Parcels

0 0.25 0.5 Miles

City of Point Arena Sphere of Influence

*City General Plan SOI areas are numbered as referenced in attached document.

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INTRODUCTION

OVERVIEW

This update is prepared as part of a Cortese-Knox-Herzberg (CKH) Act mandated process which states, “In order to carry out its purposes and responsibilities for planning and shaping the logical and orderly development and coordination of local government agencies so as to advantageously provide for the present and future needs of the county and its communities, LAFCo shall develop and determine the Sphere of Influence (SOI) of each local governmental agency within the county” (GC §56425). A “SOI” under the CKH Act definition is “... a plan for the probable physical boundaries and service area of a local (government) agency” (GC §56076).

Decisions on organizational changes must be consistent with the SOI boundary and determinations. The adopted SOI is used by LAFCo as a policy guide in its consideration of boundary change proposals affecting each city and special district in Mendocino County. Other agencies and individuals use adopted SOIs to better understand the services provided by each local agency and the geographic area in which those services will be available. Clear public understanding of the planned geographic availability of urban services is crucial to the preservation of agricultural land and discouraging urban sprawl.

The following update will assess and recommend establishment of an appropriate City of Point Arena (Point Arena or City) Sphere of Influence (SOI). The objective is to establish Point Arena’s SOI relative to current legislative directives, local policies, and agency preferences in justifying whether to (a) change or (b) maintain the designation. The update draws on information from the Point Arena’s Municipal Services Review (MSR), which includes the evaluation of availability, adequacy, and capacity of services provided by the City.

REVIEW PERIOD

SOI reviews and updates typically occur every five years, or as needed. A local agency’s services are analyzed with a twenty year planning horizon, and a sphere is determined in a manner emphasizing a probable need for services within the next 5-10 years. Actual boundary change approvals, however, are subject to separate analysis with particular emphasis on determining whether the timing of the proposed action is appropriate.

EVALUATION CONSIDERATIONS

When updating the SOI, the Commission considers and adopts written determinations:

Sphere Determinations: Mandatory Written Statements

1. Present and planned land uses in the area, including agricultural and open space.
 2. Present and probable need for public facilities and services in the area.
 3. Present capacity of public facilities and adequacy of public services the agency provides or is authorized to provide.
 4. Existence of any social or economic communities of interest in the area if the commission determines they are relevant to the agency.
 5. If the city or district provides water, sewer, or fire, the present and probable need for those services of any disadvantaged unincorporated communities within the existing sphere.
-

Policies specific to Mendocino LAFCo are also considered along with determinations in administering the CKH Act in Mendocino County. This includes considering the merits of the SOI, or any changes, relative to the Commission's seven interrelated policies, as listed below, with respect to determining the appropriate SOI.

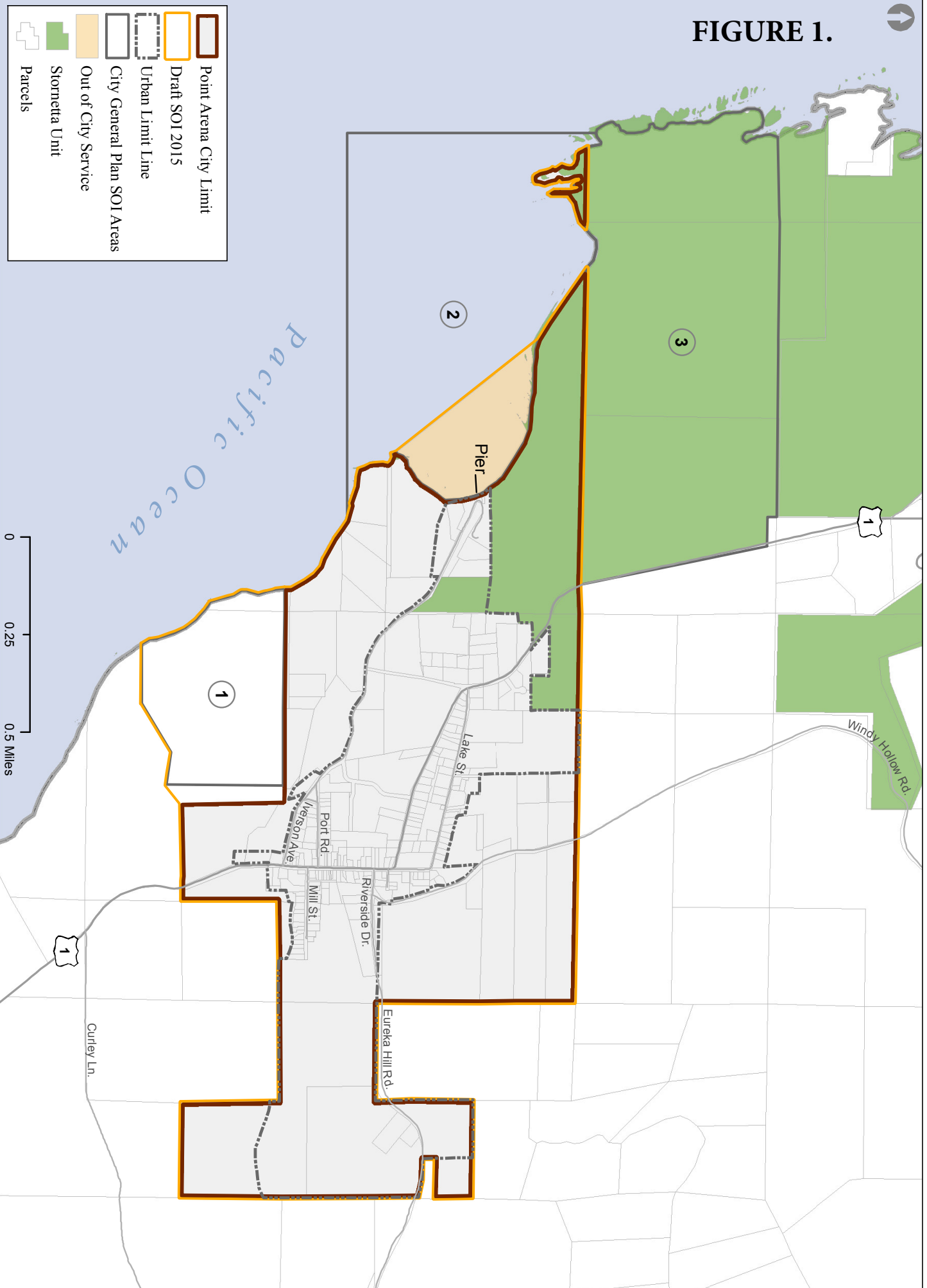
General Guidelines for Determining Spheres of Influence

The following is excerpted from *Mendocino LAFCo's 2004 Policies and Procedures*, "Chapter 5: Policies That May Apply for Some Applicants":

1. Territory that is currently receiving services from a local agency shall be considered for inclusion within that agency's sphere. Territory that is projected to need services within the next 5-10 years may be considered for inclusion within an agency's sphere, depending on a number of factors required to be reviewed by LAFCO. Additional territory may be considered for inclusion if information is available that will enable the Commission to make determinations as required by Section 56425.
2. Territory will not be considered for inclusion within a city's sphere of influence unless the area is included within the city's general plan land use or annexation element.
3. A special district that provides services, which ultimately will be provided by another agency (e.g. mergers, consolidations) will be assigned a zero sphere.
4. When more than one agency can serve an area, agency service capabilities, costs for providing services, input from the affected community, and LAFCO's policies will be factors in determining a sphere boundary.
5. If additional information is necessary to determine a sphere boundary a partial sphere may be approved and a special study area may be designated.
6. A local agency may be assigned a coterminous sphere with its existing boundaries if:
 - There is no anticipated need for the agency's services outside its existing boundaries.
 - There is insufficient information to support inclusion of areas outside the agency's boundaries in a sphere of influence.
 - The agency does not have the service capacity, access to resources (e.g. water rights) or financial ability to serve an area outside its boundaries.
 - The agency's boundaries are contiguous with the boundaries of other agencies providing similar services.
 - The agency's boundaries are contiguous with the sphere of influence boundaries previously assigned to another agency providing similar services.
 - The agency requests that their sphere of influence be coterminous with their boundaries.
7. If territory within the proposed sphere boundary of a local agency does not need all of the services of the agency, a service specific sphere of influence may be designated.



FIGURE 1.



	Point Arena City Limit
	Draft SOI 2015
	Urban Limit Line
	City General Plan SOI Areas
	Out of City Service
	Stornetta Unit
	Parcels

City of Point Arena Sphere of Influence

*City General Plan SOI areas are numbered as referenced in attached document.

Prepared for **PLANWEST PARTNERS, INC.**
 Mendocino
 LAFCo by:
 Date: 10/30/2015

OVERVIEW

The Primary Service Area of this update is the same as the City of Point Arena boundary. The City operates harbor and pier facilities on and adjacent to the City of Point Arena boundary, known herein as the Out of City Service Area. See Figure 1.

CURRENT AGENCY OPERATIONS

The City of Point Arena (Point Area/City) is a direct provider of: administrative services; wastewater collection, treatment and disposal; street and drainage maintenance; and park maintenance. It also operates harbor and pier facilities. Point Arena contracts with other service providers for other City services such as police and fire protection. The City Council has five members elected at large to four-year terms (MSR 2015).

BACKGROUND

Point Arena incorporated on July 11, 1908, and is a General Law City with a City Council-City Manager form of government. It lies in the southwest portion of Mendocino County, bordered to the west by the Pacific Ocean. The City has a land area of 1.35 square mile (864 acres) with no unincorporated islands (MSR 2015).

The most recent change to Point Arena's boundary was the "Hays Annexation" which added 156 acres, is zoned for a variety of uses, and is located to the east of the then existing City. LAFCo and the California Coastal Commission approved and completed the annexation in 1990. The annexation area is partially developed, and includes the Point Arena Water Works facility. No subsequent actions relating to Point Arena annexations, detachments, or boundaries have been taken since (MSR 2015).

MUNICIPAL SERVICE REVIEW

A Municipal Service Review (MSR) was conducted for the City of Point Arena which was adopted by the LAFCo Commission on February 2, 2014. A MSR is a part of and a prerequisite for a SOI Update; as such, much of the information contained herein comes directly from the 2014 Point Arena MSR.

SPHERE OF INFLUENCE

Point Arena's SOI was modified in 1997 when the Redwood Coast Fire Protection District was formed and fire protection was no longer a City service. The current City SOI is considered to be coterminous with its boundaries (MSR 2015).

Point Arena General Plan

The City's 1995 General Plan describes a Sphere of Influence with three areas added to the Sphere: 1) southwest corner along the coast between the current City Limits and High Bluff; 2) the Arena Cove area extending west into the Pacific Ocean; and 3) an area on the northwest corner that includes the Point Arena Lighthouse (Figure 1). There is nothing in the LAFCo files to indicate past LAFCo consideration of these areas for inclusion in the City SOI.

The General Plan provides some insight as to why the City designated the cove area for inclusion in the sphere. The Arena Cove area is described in the General Plan as follows:

“To better serve the public interest the City shall research the possibility of annexing submerged lands totaling all water area within sight of the Pier running from the south point to the farthest north point in Arena Cove. The annexation will connect existing City boundaries from south to north on the City’s western boundary. The City finds that annexation of this territory will improve protection of this natural resource, improve management of the harbor facilities and activities, and foster enforcement through City ordinances and by City personnel of boating and other activities within the cove. This annexation is recommended by the State Lands Commission, which agency’s approval is required prior to the annexation taking effect. All proposed development on any submerged lands, tidelands, or on public trust lands in the Cove, whether filled or unfilled, shall obtain a coastal development permit from the Coastal Commission.”

The pier and harbor facilities do not appear to be within City limits. Management of harbor facilities and activities extend out into Arena Cove. As such, the Cove receives out of city services.

Urban Limit Line

Point Arena’s 1995 General Plan/Local Coastal Plan (certified in 2006) created an “Urban Limit Line,” which is less than the City Limits (Figure 1). The General Plan/Local Coastal Plan defines the Urban Limit Line in its glossary as “That line drawn on a map and officially designated by the City which designates the extent to which urban services will be provided. Any change to the urban limit line is subject to certification by the California Coastal Commission.” Additional General Plan goals and policies relevant to the Urban Limit Line are described below:

- The Community Character Element Goal #4, which is to “Preserve Open Spaces, Natural Resources, Coastal Assets and Environmental Quality”, states that for “county areas adjoining Point Arena and outside the "urban limit line" every effort shall be made to work with the county to keep agriculture lands viable and as long as possible to ensure their preservation”.
- Section 4, Item 4, within the Community Character Element, cites that the most significant opportunities are the potentials that exist, including ‘Capturing’ an increased demand for consumer goods and services because of new houses being built and occupied within rural areas outside the urban limit line of Point Arena”.
- The Land Use Element Goal #1 is “To accommodate future urban-type development within the city’s ‘urban limit line’”.
- The Land Use Element Goal #5 is “To require sewer and/or water hookups, and expansion of both systems, within most of the urbanized and urbanizing portions of the urban limit line, so that development may proceed unimpeded in all areas of the city in response to needs and demands for service, provided that the systems are deemed adequate and that extensions of facilities can be shown to be financially and fiscally feasible or will be provided as a condition of development.”

- The Land Use Element’s Overall Citywide Land-Use Policy 7.49 states that “Stable boundaries shall be established separating urban and rural areas, including, where necessary, clearly defined buffer areas utilized to minimize conflicts between agricultural and urban land uses.
- The Health & Safety Element’s Water Supply and Water Quality Policy #6.5 states that “Extension of the water system and new hookups should be permitted within the urban limit line, and hookups of new developments on lots smaller than one acre shall be required.”
- The Health & Safety Element’s Sewage Collection & Disposal Policy #7.3 states that “no sewer service may be extended to lands zoned Agriculture Exclusive-AE or to areas outside the ‘urban limit line’”.

These goals and policies support the establishment of an Urban Limit Line to define the extent to which urban services will be provided. These references indicate that urban growth and its necessary services, particularly water and sewer, are encouraged within the Urban Limit Line and discouraged external to it. The City’s General Plan/Local Coastal Plan also includes coastal policies for public access, recreation, marine environment and wetlands, environmentally sensitive habitat areas (ESHAs), agricultural land conversions, and location of new development.

DISADVANTAGED UNINCORPORATED COMMUNITIES

LAFCo is required to evaluate disadvantaged unincorporated communities as part of this service review, including the location and characteristics of any such communities. A disadvantaged unincorporated community (DUC) is defined as any area with 12 or more registered voters where the median household income is less than 80 percent of the statewide median household income. Within a DUC, three basic services are evaluated: water supply, sewage disposal, and structural fire protection.

For the City of Point Arena, one of the three basic services – sewer service – is provided by the City. However, no sewer service is currently provided outside the City Limits. The City does not provide water service or structural fire protection, and is therefore not responsible for assuring that these services are adequately provided to the community (MSR 2015).

The median household income for Point Arena is \$28,229, which is less than 80 percent (46%) of the statewide median household income of \$61,632. On this basis, it is assumed that developed areas adjacent to the City will be in this same income range, and therefore may qualify as DUCs. Should future annexations to the City be proposed, consideration will need to be given for any DUC’s affected by the annexation (MSR 2015).

The Out of City Service Area does not qualify as a DUC since there are no residences within it, and therefore services to the area will not be evaluated in these terms.

CURRENT AND PROJECTED POPULATION

Population and Growth

The City’s total land area is approximately 1.35 square miles (864 acres). Point Arena is predominately composed of single-family residential development, with very small areas of multi-

family residential, commercial, civic, and religious land uses. City parks, recreation areas, open space, trails, and schools comprise the remaining land uses (MSR 2015).

As of January 2014, the State Department of Finance (DOF) estimates that there are 226 dwelling units in the City, of which 156 (69%) are single-family units, 45 (20%) are multi-family units and 25 (11%) are mobile homes. The current vacancy rate in the City is 14.6% (MSR 2015).

On March 11, 2014, President Obama signed a proclamation adding 1,665 acres of the Stornetta Ranch to the California Coastal National Monument. A portion of this preserve is within the City Limits and will remain as open space (MSR 2015).

Existing and Projected Population

According to the state DOF, the City of Point Arena has a population of approximately 445 as of January 2014. Since 2000, the population has declined by 29 residents or 6.5%. This is attributed to an aging population and out-migration. Point Arena is the 476th largest city in California (out of 482 cities total); or perhaps more properly stated, the 7th smallest city in California (MSR 2015).

The Point Arena Housing Element, which was adopted in August 2012, estimated a project population of 558 in 2020, which would be an increase of 25%. However this estimate was calculated by projecting DOF overall population projections for Mendocino County proportionately for the City of Point Arena (MSR 2015).

Projected Growth and Development

The current City General Plan/Local Coastal Plan was adopted by the City Council in January 1995 and revised in 2001 and 2006. The General Plan community vision statement calls for a potential growth scenario of 3,000 residents. However, the 2006 Wastewater System Study estimated a population of 1,350 due to development constraints (topography, access, municipal services) and existing development patterns. This number is also consistent with the residential development potential presented in the General Plan (694 dwelling units at the current City average of 2.35 persons per dwelling unit) of 1,630 persons and allowing for fewer dwelling units due to development constraints. This would still triple the number of housing units within the City (MSR 2015).

A housing survey, conducted in 2006, found that the City of Point Arena has 116 potential dwelling units on undeveloped land, and 262 potential residential lots on underdeveloped lots. Given that the City issued approximately eight residential building permits from 2000 to 2014, and the City's population actually decreased by 25 persons between the 2000 and 2010 Census, the current stock of developable land will meet the City's needs for the foreseeable future (MSR 2015).

CAPACITY AND SERVICE

Wastewater

For the City of Point Arena, one of the three basic services – sewer service – is provided by the City. Sewer service is not currently provided outside the Primary Service Area.

The City operates and maintains a Wastewater Reclamation Facility (treatment plant); approximately 11,000 lineal feet of 6-inch diameter sewage collection mains; one pump (lift) station; and four 17,000 square foot percolation ponds. The treatment facility is designed to provide secondary treatment for up to 0.13 million gallons of wastewater per day (mgd), average dry weather flow and

is well within capacity. It currently treats an average of 0.0383 mgd, dry weather flow; and 0.0797 mgd, wet weather flow. Improvement recommendations were made in a 2006 sewer system analysis by Coastland Engineering, and include replacing specific line segments, repairing laterals and manholes to reduce inflow and infiltration (I&I), and improvements to the treatment ponds (MSR 2015).

The wastewater system operates under waste discharge requirements of the North Coast Region, California Regional Water Quality Control Board and Monitoring and Reporting Program No. R1-2003-001. Treatment consists of two aerated ponds which operate in series, followed by disinfection prior to discharge to the percolation ponds. Pumps transport the chlorinated effluent via an 8-inch force main 3,400 feet to the ponds. The ponds have sufficient capacity during most of the year. However, during major wet weather events, the ponds are unable to keep up with effluent flows and a 20-acre pasture is utilized for treated effluent spray irrigation. The pasture is located on the bluff adjacent to the percolation ponds (MSR 2015).

The Sewer Enterprise Fund operated at a deficit for FY 12-13, when expenditures exceeded revenues by \$61,178. Budget documents do not identify a Capital Improvement Program (CIP) related to wastewater services; however, the City is preparing a rate analysis which will identify infrastructure improvements, as well as future operating costs (MSR 2015).

Stormwater

For the most part, stormwater drainage within the City flows across hilly topography to naturally occurring swales which drain to Arena Creek and Hathaway Creek. These creek channels flow directly to the Pacific Ocean. Within developed portions of the community, there are limited curb, gutter and sidewalk improvements along City streets. Drainage is primarily via roadside ditches to adjoining fields. The Public Works Department is responsible for maintaining the ditches and drainage swales (MSR 2015).

The Community Action Plan prepared in April 2010 identified several storm drainage improvements including modification of existing drainage patterns along Mill Street, Port Road, and Iverson Avenue; installation of curb, gutter and sidewalk on the south side of School Street, and both sides of Riverside Drive/Eureka Hill Road. It does not appear that the City has been able to construct any storm drainage capital improvements (MSR 2015).

Street Maintenance

There are approximately 3.3 miles of streets within the City Limits, not including State Route 1 (Main Street and School Street) which is under the jurisdiction of Caltrans. A 'Pavement Management Report' prepared in October 2012 measured the condition of local streets. On a 'Pavement Condition Index' (PCI) ranging from zero (worst) to 100 (best), City streets averaged 75.5. Streets in the poorest condition include Mill Street, Windy Hollow Road, and Riverside Drive (MSR 2015).

The City Public Works crew is responsible for street maintenance and repair, primarily repairing broken pavement and filling potholes. Most streets are 'historic' in nature, with minimal sub-base and lacking curbs and gutters. The City does not appear to go beyond minimal repairs, and does not perform crack sealing, chip sealing and minor overlays (MSR 2015).

The City receives approximately \$54,000 annually through the State Regional Surface Transportation (RSTP) program. These monies are reserved for roadway improvements. Budget documents do not

identify a Capital Improvement Program (CIP) related to street maintenance or reconstruction services. Projects are identified as planning, design, and construction funds become available, currently (and into the near future) (MSR 2015).

Parks and Recreation

There are three parks in the City, one of which, Rockwall Park, was acquired in 2011 and is mostly undeveloped. The Arena Cove and Pier serves as a recreation area and hosts large community events such as the Fireworks Extravaganza and Street Fair in July, and Harbor Fest in September. Centennial Plaza and Fisherman’s Playground is located downtown adjacent to the Arena Theater. This park hosts a seasonal Farmer’s Market in the summer months (MSR 2015).

The City Council has recently funded a ‘Trails, Open Space and Parks’ strategic planning process in the community with the primary goal to develop linkages within Point Arena, as well as to the Stornetta Natural Preserve lands north of the City. The planning process will identify capital improvement needs and potential financing for the improvements (MSR 2015).

The Public Works crew is responsible for maintenance and upkeep of these park areas.

Harbor Operations

Facilities at the Harbor include a 330-foot long fishing pier with boat launch and hoist facility, parking area for vehicles and boat trailers, restrooms, showers, picnic tables, and fish cleaning stations. Parking is free and fishing from the pier does not require a fishing license. A small local fishing fleet operates out of the harbor and brings in salmon, crab, sea urchin, and other seafood for purchase. Other activities at the harbor include wildlife viewing, kayaking, abalone diving, surfing, and launching of pleasure boats (MSR 2015).

Harbor operations are under the direction of the Harbor Supervisor, with assistance from a Pier Attendant. In Fiscal Year 2013-2014, railing, ladder, and hoist improvements were made to the Arena Cove pier. Future capital improvements will include re-surfacing the pier deck, installation of ladder and rail replacements, and new hoists (MSR 2015).

Relevant Local Agencies and Communities of Interest

The City currently enjoys service efficiencies and shared service agreements with other agencies and service providers for water service, fire protection service, law enforcement services and State Highway 1. Water service is provided by the Point Arena Water Works; fire protection services are provided by the Redwood Coast Fire Protection District; police protection services are provided by the Mendocino County Sheriff’s Office; Pacific Coast Disposal supplies solid waste services and recycling. No opportunities for shared facilities with other agencies have been identified (MSR 2015).

RELEVANT PLANNING AND SERVICE FACTORS

City of Point Arena General Plan

II. COMMUNITY CHARACTER AND OVERALL GOALS

3. Constraints Affecting Development

3.1. Introduction

“Development must also be subject to the availability of sufficient water and sewer capacity and facilities, and in some cases be conditional upon extensions and upgrades of existing infrastructure or upon the provision of new facilities.”

III. LAND USE AND DEVELOPMENT ELEMENT

3. Land-Use Goals

5. “To require sewer and/or water hookups, and expansion of both systems, within most of the urbanized and urbanizing portions of the urban limit line, so that development may proceed unimpeded in all areas of the city in response to needs and demands for service, provided that the systems are deemed adequate and that extensions of facilities can be shown to be financially and fiscally feasible or will be provided as a condition of development.”

VII. COMMUNITY HEALTH AND SAFETY ELEMENT

7. Sewage Collection and Disposal Policies

The following policies and programs shall apply:

2. “In order to protect ground water resources, all new development of more than one dwelling unit per acre of land will be required to connect to the municipal sewer system.”

3. “No sewer service may be extended to lands zoned Agriculture Exclusive-AE or to areas outside the "urban limit line".”

12. “As a precautionary measure, when the population reaches 50% of projected buildout or in 50 years, whichever comes first, the City shall review sewer capacity to insure continue ability to meet waste water needs through buildout.”

DISCUSSION

As discussed above, the City’s established SOI is coterminous with City limits according to LAFCo records. The Point Arena General Plan identifies three areas that the City considers to be within their SOI (see Figure 1).

Area 1 is designated as range lands and, although it is adjacent to the City limits, is located outside of the City’s Urban Limit Line. According to the City, this area has historically and in the recent past been used as spray fields for the adjacent wastewater percolation ponds. They have not been utilized for the past few years due to drought conditions for which all wastewater was handled using the percolation ponds. In very wet years, wastewater is distributed on at least one of the properties to prevent the percolation ponds from overflowing and causing a spill into Arena Creek. It should be noted that Government Code Section 56133 (i.e., the extension of services outside agency boundaries) provides an exemption of Commission review in cases where there is a transfer of nonpotable or nontreated water, including the provision of surplus water to agricultural lands. The City is currently exploring acquisition of some of these lands for the above stated purpose and has requested that this area be included in the City’s updated SOI. Based on the City’s expressed interest in acquiring land that borders the wastewater treatment plant to dispose treated wastewater effluent, Area 1 is appropriate for inclusion in the City’s SOI. Considering Area 1, if annexed, would

create an island of unincorporated territory substantially surrounded by the City, and therefore the sphere should include the panhandle between the City limits and Area 1.

Area 2 covers a large swath of ocean external to City boundaries and portions of the Point Arena-Stornetta public lands. The City's pier and harbor facilities are within Area 2 and Point Arena expressed that inclusion of this territory within the SOI would improve natural resource protection, management of harbor facilities and activities, and City code enforcement within the cove. Therefore, the inclusion of the cove area in the SOI is appropriate given current City facilities and activities (see Figure 1). The territory within Area 2 located outside the cove is not recommended for inclusion in the SOI because the same conditions do not apply. Area 3 consists entirely of portions of the Point Arena-Stornetta public lands and is not considered appropriate for inclusion within this SOI Update. The City of Point Arena has provided no comments or objection to this recommendation.

With respect to the portion of the Point Arena-Stornetta public lands located within the City Limits but outside the City's Urban Limit Line, the Commission discussed whether this area should remain within the City's SOI and incorporated area given its ownership and protected status. According to the City Manager, the City has been working with the BLM on visitor serving facilities, some of which are located on BLM land within the City limits and on City controlled property. A Memorandum of Understanding (MOU) has been developed memorializing that relationship. Considering a partnership between BLM and the City is being developed, it is appropriate that this area remain in the City and its SOI, consistent with the City's General Plan/Local Coastal Program.

ANALYSIS

As presented in the introduction, when updating the SOI, the Commission considers and adopts written determinations for five required factors. The following are the formal determinations for this SOI Update:

1.) Present and Planned Land Use

The City's current land use policies and designations, coupled with the Urban Limit Line, confines the potential for new development within City limits. The Out of City Service Area (cove area) is not within City or County boundaries and does not have a designated land use beyond inclusion in the City General Plan SOI.

2.) Present and Probable Need for Public Facilities and Services

The need for wastewater services currently provided by the City is expected to continue into the foreseeable future, with a possible expected growth of approximately 30 people. Inclusion of the Out of City Service Area into the City SOI will improve protection of natural resources, advance management of the harbor facilities and activities, and foster enforcement through City ordinances and by City personnel of boating and other activities within the cove.

3.) Present Capacity of Facilities and Adequacy of Public Services

The City has adequate infrastructure and capacity to continue providing City services, including wastewater service. Based on information provided in the 2015 MSR, the City appears to be providing adequate services to the area, and has demonstrated a capability to continue to do so.

4.) Social and Economic Communities of Interest

The City has substantive ties to the Out of City Service Area, since it maintains facilities and regulates activities within the Area.

5.) Present and Probable Need for Water, Sewer, or Fire Protection Services for Disadvantaged Unincorporated Communities (DUCs)

The City provides wastewater service, and is therefore responsible for ensuring that these services are adequately provided to the community. The developed areas adjacent to the City are assumed likely to qualify as DUCs. Should future annexations to the City be proposed, consideration will need to be given for any DUC's affected by the annexation. The Out of City Service Area does not qualify as a DUC.

RECOMMENDATIONS

The recommended SOI consists of the City limits and includes Area 1 (treated effluent spray fields and adjacent "island" area) and a portion of Area 2 (Point Arena Cove Area) as shown on Figure 1. The remainder of City recommended sphere areas shown in the Point Arena General Plan are not proposed to be included in this update for the reasons previously stated. Additionally, in making this recommendation, the following text is excerpted from the General Plan/Local Coastal Plan (LCP):

We gain some insight into the City's intent in readying the General Plan's Community Character Element Goal #4, which is to "Preserve Open Spaces, Natural Resources, Coastal Assets and Environmental Quality." This Goal further states that for "county areas adjoining Point Arena and outside the "urban limit line" every effort shall be made to work with the county to keep agriculture lands viable and as long as possible to ensure their preservation."

Additionally, given the ownership, protected status, and constrained development potential, it is recommended that the portion of the Point Arena-Stornetta public lands located within the current City limits, but outside the Urban Limit Line, be further evaluated by the City as part of any update to the City's General Plan/Local Coastal Plan. This would allow for a more detailed discussion of the implications for lands within its incorporated area but outside the Urban Limit Line.

REFERENCES

Mendocino LAFCo, 2004 Policies and Procedures, Chapter 5- Policies That May Apply for Some Applicants, D. Sphere of Influence.

Mendocino Local Agency Formation Commission, *Municipal Service Review for the City of Point Area*, February 2015.

City of Point Arena 1995 City General Plan. The current City General Plan/Local Coastal Plan was adopted by the City Council in January 1995 and revised in 2001 and 2006.