

TO: JAMES L. APP, CITY MANAGER
FROM: BOB LATA, COMMUNITY DEVELOPMENT DIRECTOR *BL*
SUBJECT: FOLLOW-UP TO SPHERE OF INFLUENCE DISCUSSIONS
DATE: FEBRUARY 15, 2000

Needs: For the City Council to consider appropriate follow-up steps with regard to discussions about possible Sphere of Influence boundaries.

Facts:

1. On January 29, 2000, the City Council and Planning Commission conducted a joint workshop discussion regarding what might be included in a Sphere of Influence amendment application.
2. The focus of the discussion was two-fold:
 - (a) What additional population should the City anticipate during the period 2020 to 2025; and
 - (b) What geographic area(s) should be included within that application to amend the City's Sphere of Influence.
3. As a part of the discussion, one or more Council members asked if there had been contact with property owners / residents within the geographic areas that might possibly be added to the City's Sphere of Influence. It was noted that because of the preliminary nature of discussions, that no public notices have yet been provided.
4. As a part of an application to amend the City's Sphere of Influence boundaries, the City will need to justify to the Local Agency Formation Commission (LAFCO) that the City is prepared to provide infrastructure, facilities and services for each area that is proposed to be added to the City's Sphere. Public support for Sphere boundaries is also an important consideration.

Analysis
and

Conclusion: The Planning Commission had prepared a recommendation that the City focus its Sphere amendment in the following manner:

- (a) Consider a population increase of either 5,000 or 10,000 residents above the current General Plan figure of 35,000.
- (b) Anticipate that the most likely area for population growth would be in the corridor between Linne Road and Creston Road (but that the City should also consider a commercial corridor north along Highway 101 to and including the Wellsona Road / Highway 101 intersection).

Based on discussions at the Council / Commission workshop there appeared to be a consensus that the City should focus on population growth to 40,000 in the year 2025 and also look at other geographic areas as possible additions to the City's Sphere of Influence. Among the reasons:

- Residential development in the County unincorporated areas creates unmitigated impacts on City facilities and services;
- The City should have the ability to control development on its boundaries (since the quality of the development unavoidably impacts the City).

Among the areas that the City Council discussed as possible additions to the City's Sphere of Influence included the following:

- The Agricultural area north, extending north to the connecting road between the Wellsona / Highway 101 intersection and the City's Municipal Airport, including the Circle B / Wisteria Lane areas;
- Spanish Camp;
- Rancho Santa Ysabel;
- Almira Heights / properties that front along South Vine Street.

Since inclusion within the City's Sphere of Influence has the connotation that the subject properties will someday probably be the subject of an annexation application, the City Council may wish to consider evaluating the extent of support for / opposition to the properties being within the City's Sphere of Influence. This is particularly important for existing residential areas, since annexation cannot occur without support from the registered voters in the particular geographic area.

Alternative approaches to seeking public input on properties to be included in / excluded from the City's Sphere of Influence include the following:

- (a) Hold one or more noticed public workshop(s), with written notices to all property owners within the geographic areas that are being proposed for consideration as a part of a Sphere of Influence amendment application; and / or
- (b) Distribute a written survey, seeking written input from the property owners.

With sufficient input from the property owners in the areas that could be included in a Sphere Amendment application, the City could substantially refine its infrastructure and facility cost projections. Further, the City could better assess the degree of support / opposition that could be present when the City's Sphere Amendment application is presented to LAFCO.

Should the Council wish to hold a public workshop, the options include a single workshop for all geographic areas, or holding separate workshops for each major geographic area (e.g. one workshop for the Highway 101 corridor north of the City, one for the areas directly north of the City (Circle B / Wisteria); another for the Spanish Camp / Rancho Santa Ysabel area; and a further meeting focused on the Almira Heights / South Vine Street areas). Holding a single workshop would be quicker / would facilitate the Sphere Amendment process. Holding separate workshops would take more time but also allow the City to focus on the needs of each specific geographic area.

Policy

Reference: LAFCO Policies for Sphere Amendments; City General Plan

Fiscal

Impact: The inclusion of geographic areas within a proposed Sphere of Influence boundary must be justified in terms of the City's ability and willingness to provide Municipal infrastructure, facilities and services. The adequacy of funding for infrastructure, facilities and services has substantial fiscal ramifications that will receive further analysis in the near future.

Options:

- a. That the City Council direct staff to send out a written survey to all property owners within the areas that have been discussed as possible candidates for inclusion in the City's Sphere of Influence, seeking written comments in support of / opposition to being within the Sphere of Influence.
- b. That the City Council select an appropriate date and direct staff to schedule a public workshop on Sphere of Influence boundaries, with written notices to all property owners within the areas that have been discussed as possible candidates for inclusion in the City's Sphere of Influence.
- c. That the City Council select a series of dates for multiple public workshops and direct staff to schedule public workshops on Sphere of Influence boundaries, with written notices to all property owners within the areas that have been discussed as possible candidates for inclusion in the City's Sphere of Influence. The following are options for separate workshop dates: one workshop for the Highway 101 corridor north of the City, one for the areas directly north of the City (Circle B / Wisteria); another for the Spanish Camp / Rancho Santa Ysabel area; and a further meeting focused on the Almira Heights / South Vine Street area.
- d. Amend, modify or reject the foregoing options.

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