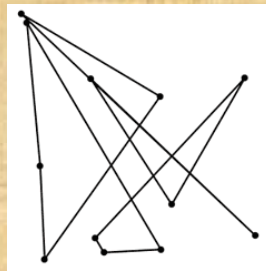


Santa Barbara LAFCO

SPECIAL REPORT:

Sphere of Influence Update & Municipal Service Reviews

February 4, 2021



Today's Discussion:

- Intent and purpose of the Sphere of Influence
- Information used by SBLAFCO to determine SOI
- Memorandum of Agreement; a tool in the tool box
- What determinations are required
- SB LAFCO Policies regarding the SOI

Sphere Update and Service Review

- **Sphere Update establishes 20 year growth boundary for a jurisdiction**
 - Identifies areas that might be annexed in next 20 years
 - Is a big picture view of growth for a jurisdiction
- **Municipal Service Review**
 - Information document
 - Must address 7 factors;

Purpose of an SOI

- To promote the orderly and logical growth
- To encourage provision of efficient services
- To discourage urban sprawl
- To encourage preservation of agricultural lands
- SOI helps organize services and development by identifying areas that might reasonably be served by a jurisdiction

Spheres of Influence: Special Report

CKH Act definition of a SOI

56076. "Sphere of influence" means a plan for the probable physical boundaries and service area of a local agency, as determined by the commission.

Municipal Service Review

Factors:

1. Growth and Populations Projections
2. Disadvantage Unincorporated Communities
3. Adequacy of Public Services
 - Capacity and/or Deficiencies
4. Financial Ability of Agency to Provide Services
5. Opportunities for Shared Facilities
6. Local Accountability and Governance
7. Other Matters as determined by the Commission

Municipal Service Review

Process:

- Information Gathering and Evaluation
 - Jurisdiction provides information upon request by LAFCO
- Prepare Draft Municipal Service Review/Sphere of Influence Update/CEQA
 - LAFCO Staff reviews and analyzes information
- Review/Revise Memorandum of Agreement with County and City
- Public Review and Comment Period
- Respond to comments—Prepare Staff Report
- LAFCO Hearings Regarding SOI/MSR

Municipal Service Review Cont.

- LAFCO analyzes study areas that may be considered for an SOI
- Typically, a SOI is the territory a city or district is expected to serve in the future
 - Jurisdictions are not required to annex SOI areas
- SOIs do not give a jurisdiction any more legal authority or regulatory control in an area
- SOI does not prevent development in the County
 - Landowner retains their property rights

LAFCO's Practice

- SBLAFCO establishes spheres of influence under local policies Policy II
- Prepare a Municipal Service Review (MSR)
 - provides information about the services provided by a jurisdiction that help support the SOI decision
 - Updated and written by LAFCO staff
- Facilitate development of a Memorandum of Agreement (MOA)
 - identifies the SOI and contains other terms and provisions for future development

Information used for an SOI

- Existing uses or future development plans
- Size & development potential of parcels or need for services
- Topographical & physical considerations and constraints
- Jurisdiction's willingness to serve
- Jurisdiction's ability to serve
- Planning principles
- Legal agreements
- City and County General Plans

Memorandum of Agreement (MOA)

- MOA Process
 - Meetings with Jurisdictions
 - MOA written and edited by LAFCO staff
 - SOI agreement - specific areas can be focused on
 - Terms and Provisions used to address areas and issues
- MOA can help solve process and service issues
- LAFCO required to give “great weight” to MOA
- Brings together County and City General Plans

Conditions of Approval and SOI

- Used in the SOI to clarify expectations
- Conditions address water analysis, setting aside of ag and open space
- Example Conditions address setting aside of ag and open space-typical condition:
 - Conservation easement(s) shall be recorded on the deed(s) of the properties affected by the annexation specifying the areas to be protected in perpetuity.
- Reflects LAFCO Agricultural policies

Determinations

- Adopt written determinations 56425(e)(1-5)
 - Present and planned land uses in the area, including agriculture, and open space lands;
 - Present and probable need for public facilities and services in the area;
 - Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide; and
 - Existence of social or economic communities of interest in the area if the Commission determines that they are relevant to the agency.
 - The present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

Summary

- SOI has many components/information sources
- Limited legal application in terms of authority
- SOI/MSR/MOA Update facilitates a discussion
- MOA allows for other issues to be addressed
- LAFCO uses the SOI/MSR/MOA to set the table for future growth and development