

***Overview of Local Agency
Formation Commission (LAFCO)
& the General Plan Process***

General Plan Advisory Committee

November 12, 2014

LAFCO & the General Plan Process

LAFCO Mission & FAQ

What is a LAFCO?

- State mandated independent agency with countywide jurisdiction
- Purpose – to encourage orderly boundaries, discourage urban sprawl, preserve agriculture and open space lands, ensure efficient delivery of urban services

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LAFCO Mission & FAQ

- LAFCO has approval authority for city Sphere of Influence (SOI), Urban Service Area boundary (USA) & some annexations
- LAFCO does not have approval authority over urban growth boundaries, urban limit lines & annexations within USA

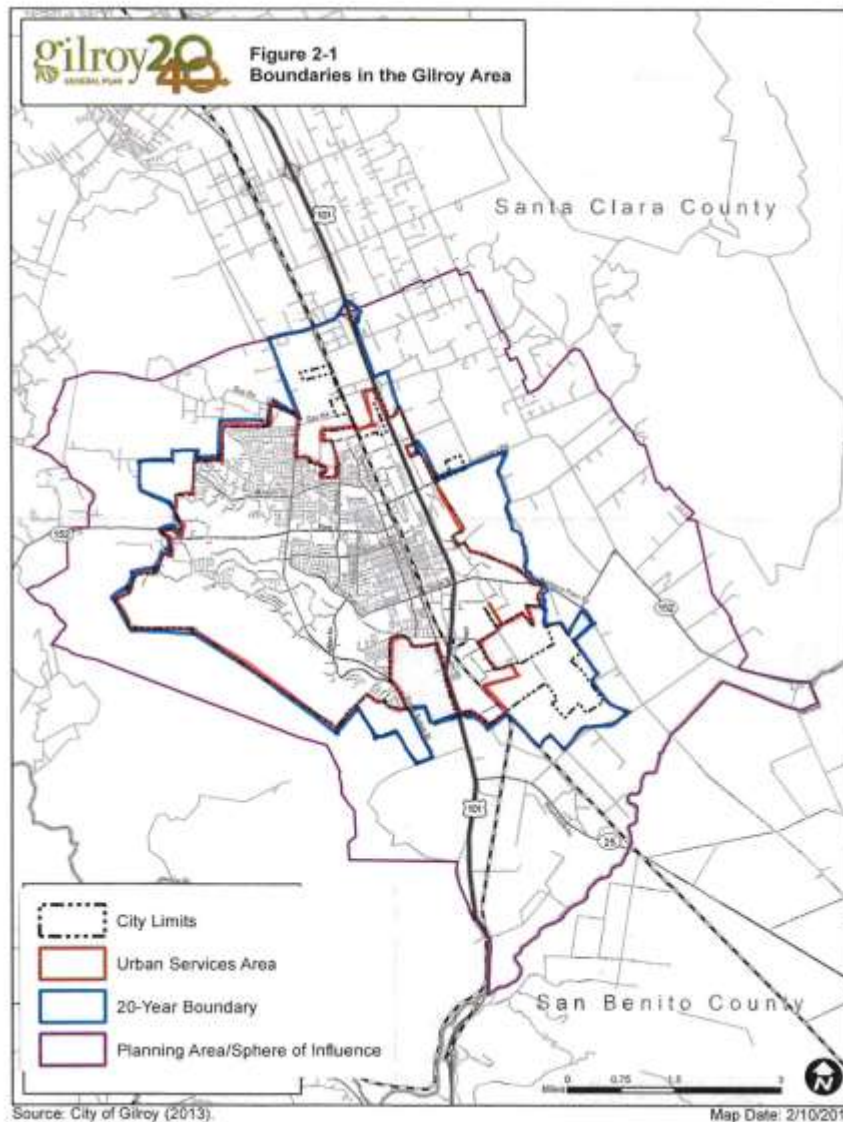
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Sphere-of-Influence (SOI) – area of probable physical boundary and service area for city

Urban Service Area (USA)

- Area where city provides municipal facilities & services (police, fire, sewer, water, etc.) to existing and planned new development
- Area eligible for annexation for new development
- LAFCO application requires explanation of need for USA expansion if city has < 5 year supply of vacant, developable land.

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LAFCO Membership – 7 MEMBERS * (serve 4-year terms)

Agency	Appointed by
2 - County Supervisors	Board of Supervisors
1 - SJ City Council member	San Jose City Council
1 - other City Council member	Cities Selection Comm. (mayors)
1 - SCVWD Board member	SCVWD Board of Directors
1 - Special District Bd. member	Special District Selection Comm.
1 - Public member	Other LAFCO MEMBERS

*1 Alternate member appointed for each category

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Primary LAFCO Policies

Urban Growth/Other Long-Term Boundaries

(April, 1999)

“LAFCO shall recognize any urban growth boundary, urban limit line, greenline, greenbelt boundary, or other boundary adopted by a city and/or approved by a voter initiative to define the limits of its urban development”

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Primary LAFCO Policies

Urban Service Area Policies

A. General Guidelines

1. USA boundary amendments = LAFCO's "primary vehicle for encouraging orderly city growth"
2. Annual USA amendment process for a city
3. LAFCO does not review annexations within city USA that meet certain criteria

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Primary LAFCO Policies

B. USA Amendment Policies (December, 2002)

3. Factors considered in USA amendment (a – l)

- Residential land/employment land ratio (jobs/employed residents)
- Adequacy of transportation system, water supply, schools, affordable housing
- Adequate municipal services for new area w/o reducing current service levels
- Fiscal impacts city and on other agencies
- Premature conversion of agricultural or open space lands

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Primary LAFCO Policies

5. If substantial vacant land supply w/I USA, city to justify need: for USA expansion; why infill development is not undertaken first; and how proposal meets LAFCO policies for orderly, efficient growth pattern
6. LAFCO discourages USA expansions into agricultural or other open space lands unless demonstrated need or mitigation plan established
10. Water supply availability, infrastructure needs, and other water provision criteria are considered.

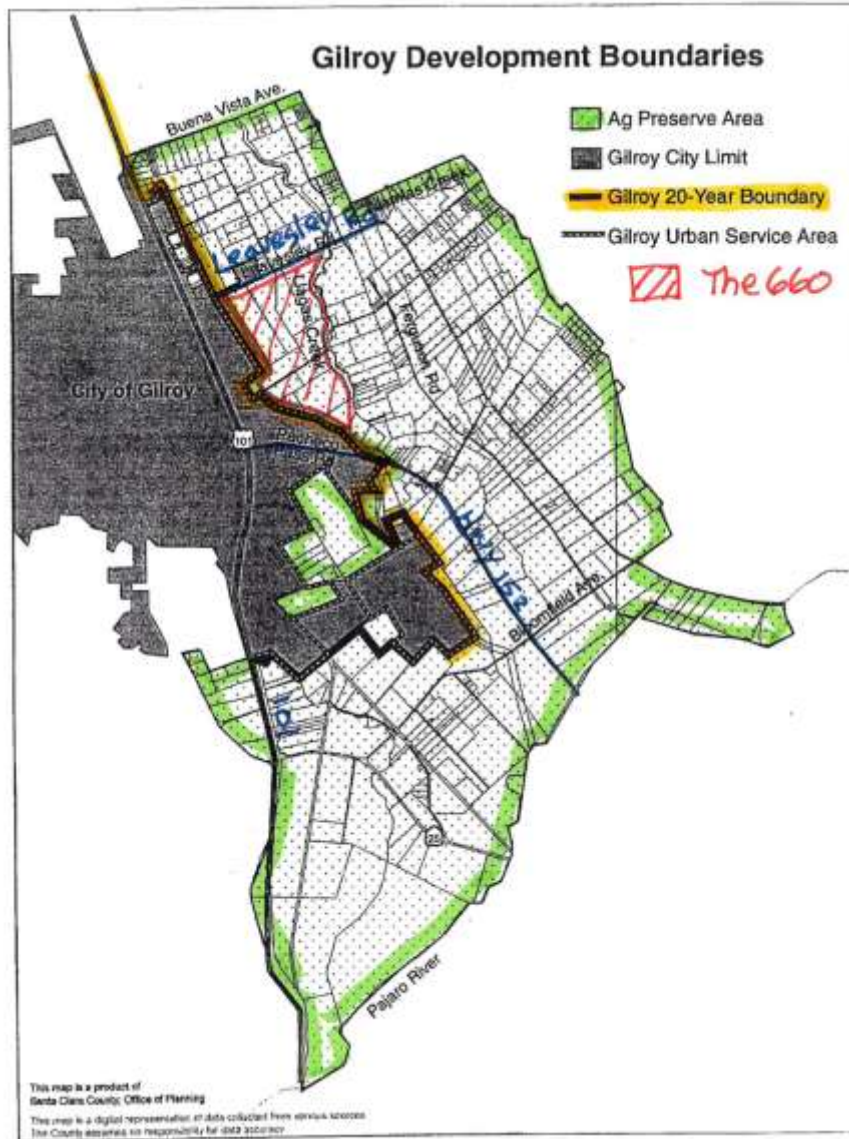
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Primary LAFCO Policies

Policies for Gilroy Agricultural Lands Area (Feb. 1997)

- Policy for the area east and south of the City of Gilroy
- Based on inter-jurisdictional agreement: “Strategies to Balance Planned Growth and Agricultural Viability” – endorsed by Gilroy, Santa Clara County & LAFCO (1997)
- Intent: ensure viability/preservation of agricultural lands and businesses east/south of Gilroy

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Primary LAFCO Policies

Policies for Gilroy Agricultural Lands Area (Feb. 1997)

- LAFCO endorses Gilroy GP 20-Year Planning Boundary east of Hwy 101 as existing in 1996
 - Provides mitigation for loss of agricultural lands W/I 20-Year Planning Boundary
- If Gilroy expands the 20-Year Planning Boundary east of Hwy 101, LAFCO will not approve USA amendments unless it has endorsed the amended 20-Year boundary.
- LAFCO Criteria in Policy 6 (a – i) to be considered

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Gilroy 2020 General Plan Adopted (June 2002)

- 20-Year Planning Boundary expanded to include 664 acres of prime ag. land east of Hwy 101 (“the 660”)
- LAFCO position re: 20-Year Planning Boundary expansion:
 - Inconsistent with LAFCO policies
 - LAFCO withholds final action on endorsement of new boundary until after General Plan adoption
- No subsequent LAFCO action taken re: new General Plan boundary

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Upcoming LAFCO Issues

Current General Plan 2040 Alternatives





- The 660 - in or out of the 20-Year Planning Boundary (Urban Growth Boundary)?
- Alt . 2 includes expansions of 20-Year Planning Boundary in Focus Areas 1 and 9

Pending USA Amendment Applications

- Wren Investors - 49 ac. in southerly end of focus Area 1 – City Council hearing in next few months
- Rancho 101 – 750 acres – entire Focus Area 1 – application submitted July 30, 2014

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20-Year Planning Boundary & USA decisions in GP Process

- Alternatives Analysis – comparison of 3 alternate land use concepts
– ultimate buildout of land uses W/I 20-Year Planning Boundary
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- Preferred Land Use Alternative – final mix of land uses from 3 alternatives, including 20-Year Planning Boundary
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- City Council Selection of Preferred Land Use Alternative
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- Project Description for General Plan EIR
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- General Plan Policy document – including Growth Management policies e.g., Urban Growth Boundary, Urban Service Area, Urban Reserves

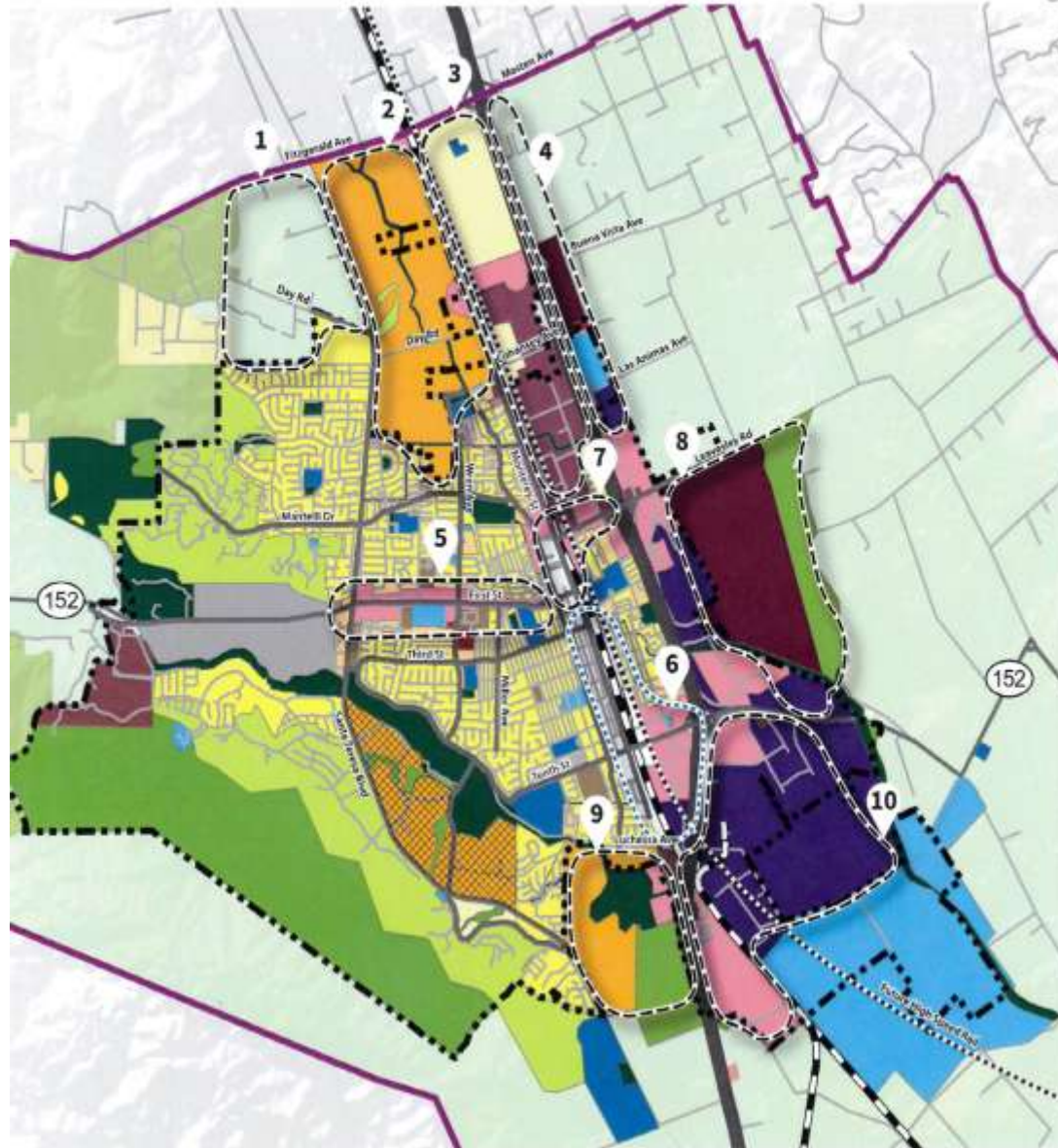
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Processing of Proposed Rancho 101 Urban Service Area amendment request

- Application filed July 30
- Comprises approx. 750 ac. – entire Focus Area 2
- Request to include area within USA Boundary
- October 13 City Council direction to proceed with processing of application
- Requires preparation of EIR, Vacant Land Inventory, Plan for Services, and Fiscal Impact Analysis
- Applicant goal is to submit to LAFCO next summer

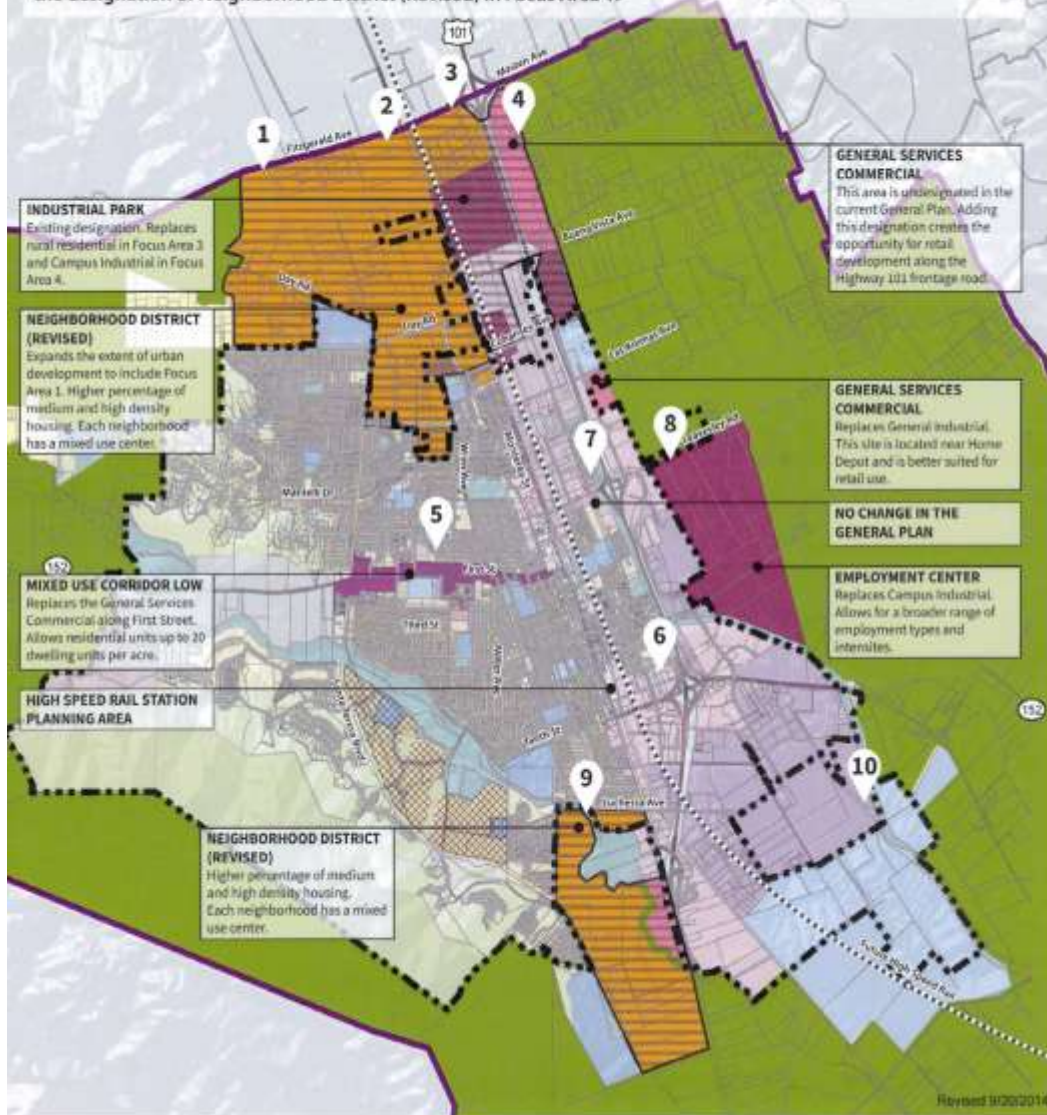
Alternative 1: Existing General Plan

The General Plan will be analyzed as a "base case" to compare with the other alternatives. Aspects of this alternative could be selected as the preferred alternative for one or more of the focus areas if the existing General Plan designations still meet the Vision and Guiding Principles.



Alternative 2: Orderly Growth

This alternative uses Urban Reserves to ensure the orderly development of some areas outside the current Urban Services Area. The potential extent of urban development is larger than the existing General Plan, due to the designation of Neighborhood District (Revised) in Focus Area 1.



Alternative 3: Compact Development

Alternative 3 reflects public input from community workshop #3. Under Alternative 3: Compact Development, growth is focused inward, infill development is encouraged, and some designated land on the fringe is changed to an agriculture, open space, or rural residential designation.

