



CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY MANAGER

September 30, 1981

CITY HALL
915 I STREET - 95814
(916) 449-5704

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Sphere of Influence

APPROVED
BY THE CITY COUNCIL

OCT -6 1981

OFFICE OF THE
CITY CLERK

SUMMARY

Under State Law, the Local Agency Formation Commission is required to adopt an ultimate (20 year) boundary for all cities called a "Sphere of Influence". The Sphere of Influence is a device for coordinating municipal services planning with land use planning. It has no legal force and effect in and of itself. Following staff discussion and LAFCO testimony, the City staff and LAFCO staff have agreed on a recommended boundary. This report recommends that your Council adopt that compromise line as the approved Sphere of Influence for the City of Sacramento subject to certain conditions.

BACKGROUND

The LAFCO staff, following extensive study, developed a proposed Sphere of Influence which was presented to the LAFCO Commission and the City Council in October and November of 1980. The LAFCO staff line is shown on the attached Map #1. The City staff and Council then reviewed that boundary and suggested extensive modifications based on the City's previously adopted position calling for a Sphere of Influence generally coterminous with the City's Water Rights Application Area. The City line is shown on attached Map #2. Both lines were presented to LAFCO.

The LAFCO, taking note of the significant differences between the two positions, requested LAFCO staff and City staff to develop a consensus recommendation.

In the course of subsequent staff work, all significant discrepancies were adjusted except two. There were:

- A. The Natomas Area Boundary of the Sphere of Influence
- B. The Laguna Area Boundary of the Sphere of Influence

LAFCO staff proceeded (and still does) on two major premises:

- 1. Urban development should occur within cities.
- 2. Inclusion of agricultural land within the City Sphere of Influence is, itself, development inducing.

This reasoning led LAFCO staff to the conclusion that Laguna should be included in the City's Sphere because the Board of Supervisors has approved development in that area. Therefore, under premise 1 above, Laguna should be included in the City's Sphere of Influence.

City staff has consistently held that the difficulty and expense of serving Laguna should, from a practical standpoint, prohibit its inclusion in the City Sphere of Influence.

With regard to Natomas, LAFCO staff, basing its reasoning on premise 2 above held that virtually all of the Natomas area north of I-880 and west of I-5 should be excluded from the City Sphere.

City staff felt that such a constricted line in the Natomas area was impractical because the actual development history in the area does not support the theory that the County will be more vigorous than the City in preserving agricultural and open space land.

City and LAFCO staff have now developed a technique which allows for resolution of the conflicting positions.

The process would have the LAFCO adopt the compromise line shown on attached Map #3. At the same time, LAFCO would adopt, in the same resolution making determinations, the City line (Map #2). The compromise line would be effective as the City's Sphere of Influence unless and until the County government took any growth inducing action in the Natomas unincorporated area bounded by the Sacramento River, the existing City limits and Elkhorn Blvd. Such action would include approval of up-zones, subdivision maps, assessment districts and so forth. At any time the County takes such action, the City line becomes effective as the Sphere of Influence without further action of any kind by LAFCO.

This dual boundary concept allows reconciliation of the theoretical LAFCO staff position with the practical concerns of City staff.

FINANCIAL DATA

No identifiable fiscal impacts are involved.

RECOMMENDATION

It is recommended that the City Council:

1. Approve the proposed compromise line set forth on the attached Map #3.
2. Approve the City proposed line set forth on the attached Map #2 to be effective from and after any growth inducing action by the County government effecting land in the unincorporated area bounded by I-880, the existing City limit, Elkhorn Blvd. and the Sacramento River.
3. Request that LAFCO, in its resolution adopting a Sphere of Influence for the City of Sacramento, expressly recognize that:
 - A. Inclusion of those territories external to the boundary of the City's Water Rights Application Area creates no express or implied duty on the part of the City to take any action to amend the boundary of the WRAA.

- B. The City incurs no obligation to annex any part of the unincorporated territory included within the Sphere of Influence.
- C. The City incurs no duty or obligation to provide municipal services to any territory prior to that territory's annexation to the City.
- D. The City incurs no obligation to detach any territory from the existing City that may be excluded from its Sphere of Influence.

Respectfully submitted,

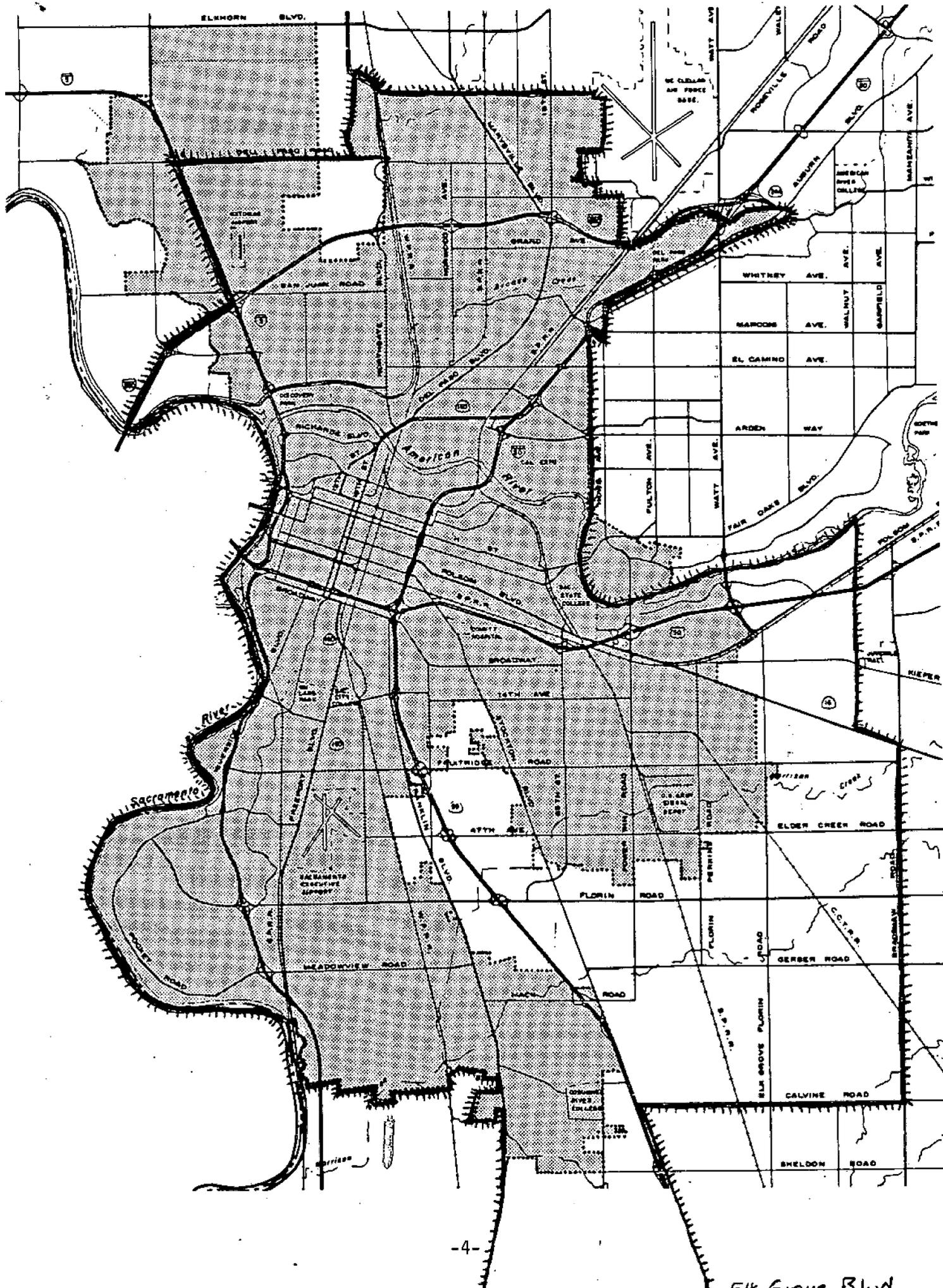


Mac Mailles
Assistant City Manager
for Community Development

Recommendation Approved:

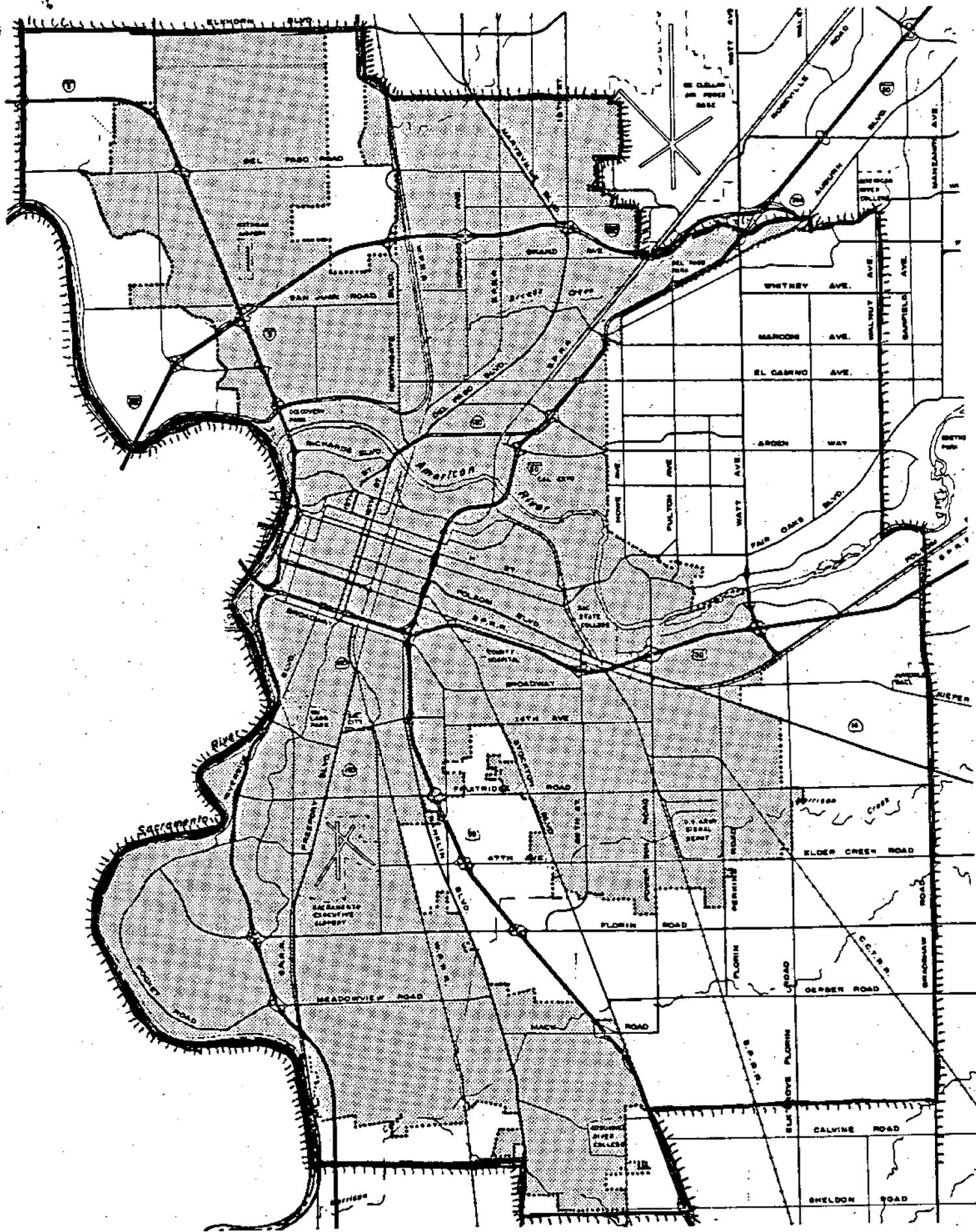

Walter J. Slive, City Manager

LAFCO Staff Line - Map #1



Elk Grove Blvd

City Line - Map #2



Compromise Line - Map #3

