



Local Agency Formation Commission (LAFCO)

Serving the Area of San Luis Obispo County since 1963





Legislative Mandate

- To encourage the orderly formation of local governmental agencies
- To discourage urban sprawl
- To encourage preservation of agricultural lands
- To promote efficient local government services



Legislative Compromise

- **Created in 1963 - No Statewide Commission or agency**
- **A LAFCO in each county**
- **Local Control over boundary decisions**
- **LAFCO independent in 2001; separate from the County**

What does LAFCO do?

- **Incorporations:** Nipomo and Cambria most recently studied incorporation
- **District Formations:** Most recent was Ground Squirrel Hollow CSD for roads only. Cayucos voted down a CSD in 2004. Water Districts
- **Dissolution:** CSA 17, Creston Hills Ranch CSD, Cayucos Fire Dept.
- **Disincorporation:** very rare – One or two state wide
- **Annexations:** To Cities and Districts. Several annexations on radar;
- **Detachments:** On occasion-but not very often
- **Outside User Agreements** to serve a property or area outside the service area of a jurisdiction.
- **Updating Spheres of Influence-Municipal Service Reviews** all jurisdictions
- **Activate Latent Powers** of a District





Who does LAFCO serve?

52 Total Jurisdictions

- 7 cities
- 14 Community Services Districts
- 10 County Service Areas
- 11 Cemetery Districts
- 10 other Districts; Port District, Fire District, Resource Conservation,



Who is on the Commission?

Cross-section of local jurisdictions

- **Two County Board of Supervisors**

Lynn C. – Debbie A. – John P. Alt.

- **Two City Council Members**

Roberta F.- Ed W.– Steve G. Alt

- **Two Special District Members**

Marshall O.- Robert E. - Ed E., Alt.

- **One Public Member**

Tom M. - Heather J. Alt



Independence-LAFCO Hat

The Legislature calls upon all commissioners to take off their county, city, or special district hats and sit as members of LAFCo: *Independent Judgment*



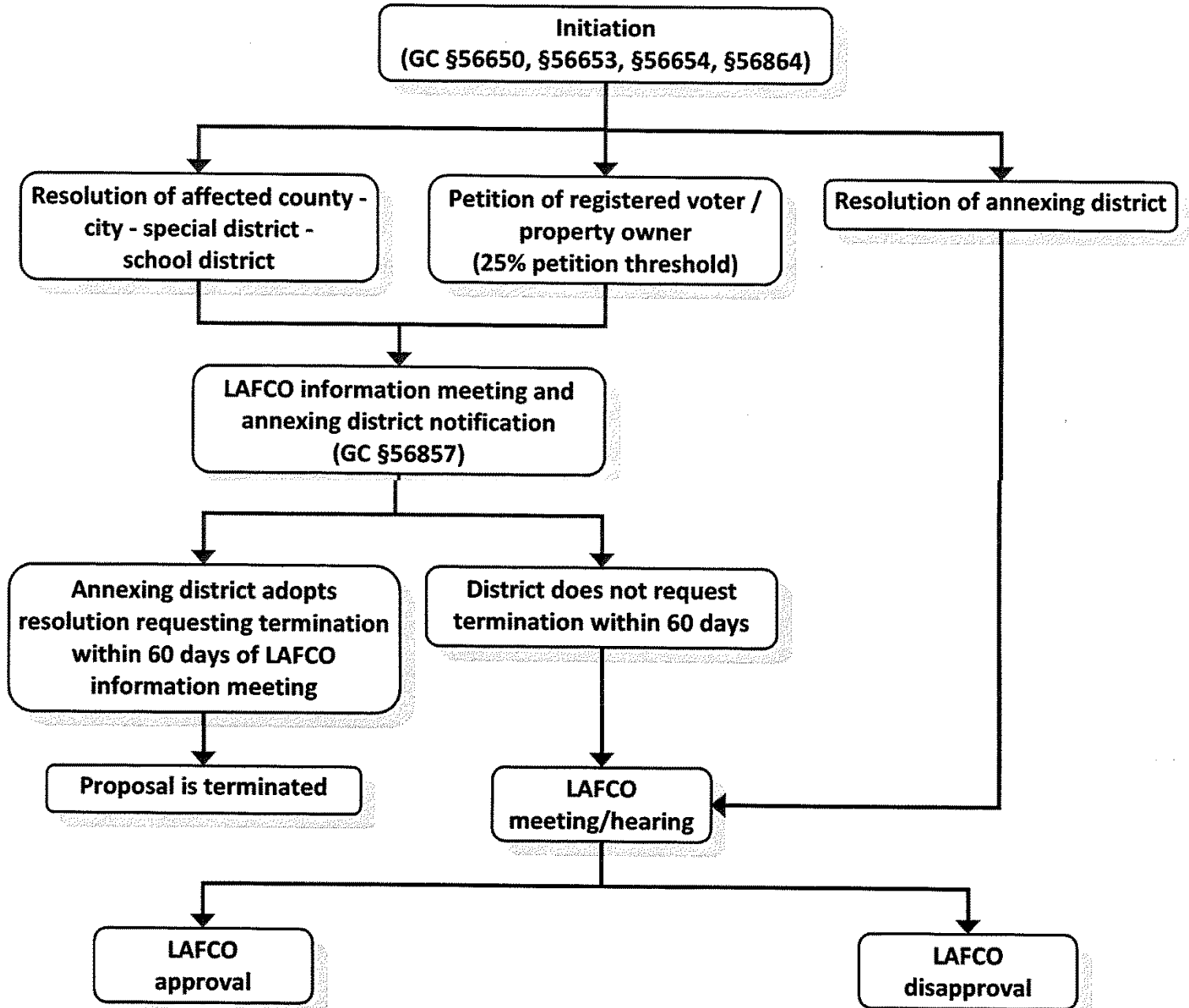


LAFCO Balancing Act





Uninhabited District Annexation





Annexation Process-Discretionary Permit

Comments

Land Use Approval

- Land Use Approvals
- Lead Agency Certified CEQA Documentation
- Special Studies WSA-Traffic,
- Planning Com. BOS
- Comments by RA, Public

District Review

- Throughout the process.
- Annexation Agreement
- Consider ability to provide services
- Responsible Agency-CEQA

LAFCO Review

- Landowners, or
- Resolution of Application
- Plan for Services
- All Project Related Documents
- Additional Information

LAFCO Hearing(s)

- Staff Report
- Analyzes Proposal
- Noticed public hearings.
- LAFCO approves, modifies, or denies





Annexation - Ministerial Permit

District Review

- Annexation Agreement
- Consider ability to provide services
- Possible Lead Agency-CEQA

County Building Permit

- Landowners, or
- Resolution of Application
- Plan for Services
- Project Related Documents

LAFCO Review

- Landowners, or
- Resolution of Application
- Plan for Services
- All Project Related Documents

LAFCO Public Hearing(s)

- Staff Report
- Analyzes Proposal
- Noticed public hearings.
- LAFCO considers





Process Summary

- LAFCO uses land use approvals by other jurisdictions in decision making-best practice
- LAFCO relies on other agencies for CEQA on large projects-Responsible Agency
- LAFCO has discretion in annexation decisions
- Land Use Process comprehensively reviews a project-CEQA identifies and mitigates impacts



Memorandum of Agreement NCSD and County

- Approved by NCSD/County July 2010
- Provides for interagency cooperation
- Project referrals to the NCSD by the County
- Recognizes specific plan for Canada and Southland areas
- Calls for SP to be prepared and adopted prior to annexation to the District - 6.h.



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Thank you.

Open to any Questions?