

**CITY OF LODI
INFORMAL INFORMATIONAL MEETING
"SHIRTSLEEVE" SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, DECEMBER 4, 2007**

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, December 4, 2007, commencing at 7:00 a.m.

A. ROLL CALL

Present: Council Members – Hansen, Hitchcock, Katzakian, Mounce, and Mayor Johnson
Absent: Council Members – None
Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

B. TOPIC(S)

B-1 "Presentation by Jim Glaser, Interim Director of the San Joaquin County Local Agency Formation Commission, Regarding Area of Interest and Sphere of Influence"

City Manager King briefly introduced the subject matter of an area of interest and a sphere of influence.

San Joaquin County Local Agency Formation Commission (LAFCO) Interim Executive Officer, Jim Glaser, provided a presentation regarding the policies and procedures, spheres of influence, service reviews, and annexation. Specific topics of discussion included what LAFCO is, the history of the organization, the San Joaquin County area LAFCO, membership make-up and issues, areas of interest policy and sphere of influence plan, municipal review policies, Stockton policies that are relative to the same, annexations, approval of policies that are not in conflict with other agencies through memorandum of understanding, community separator addressed through an area of interest, and service provided through sphere of influence only and not an area of interest.

In response to Council Member Hansen, Mr. Glaser stated there are many types of districts and they could include fire districts and irrigation districts among others.

In response to Council Member Hansen, Mr. Glaser stated all LAFCO's have city representation on a rotation basis. City Attorney Schwabauer stated the membership is set by statute. City Manager King added that some cities have membership selection committees. Mr. Glaser stated all LAFCO members are required to act on behalf of LAFCO and not individual cities.

In response to Mayor Johnson, Mr. Glaser stated there is some opportunity for infill; although, it is difficult with time and ownerships by various parties. Mr. Glaser stated infill policies are referenced on pages 2, 3, and 13 to 14. He stated the language requires an effort to address infill before open space land is utilized.

In response to Council Member Hansen, Mr. Glaser stated that, if a city had no growth control, historical numbers and related information from the San Joaquin Council of Governments would likely be used to determine the needs. He stated that, while LAFCO does not have land use authority, the Commission is entitled to make decisions after receiving recommendations. He stated the process is objective because a random number cannot be chosen since the data must be based on historical numbers.

In response to Council Member Hansen, Mr. Glaser stated the State growth control numbers are given some consideration indirectly, but because LAFCO is not a planning agency, there is no direct affect on growth rate or demand.

In response to Council Member Hitchcock, Mr. Glaser stated the authority for an area of interest and sphere of influence (SOI) is given by statute. He stated a SOI is not supposed to have open space unless there is a plan to annex, but an area of interest can preserve land that is unique to a city.

In response to Mayor Johnson, Mr. Glaser stated he is not aware of the specifics regarding the septic requirements for the Armstrong Road parcels, but a SOI will likely be needed and concentration will be a factor.

In response to Council Member Hansen, Mr. Glaser and Mr. Vogel confirmed that two acres can have their own septic system and one acre or less can link to the District or City for services.

Discussion ensued between City Manager King and Mr. Glaser regarding the County's ability to provide service review and zone outside of any review by LAFCO if the vote requirement is met for an annexation.

In response to Council Member Hansen, Mr. Glaser stated LAFCO is in the process of recruiting for the permanent director position.

In response to Council Member Hitchcock, Mr. Glaser confirmed that he is applying for the position.

In response to Council Member Hansen, Mr. Glaser stated that, regardless of the particular director, the policies and procedures must be consistent as the Commission is committed philosophically to the same for continuity purposes.

San Joaquin County Board of Supervisor Ken Vogel briefly discussed the County's position on the policy, committee work on policy adoption based on state legislation, setting rules and procedures for cities as a non-land use authority, general direction for good planning purposes to direct reasonable growth, the need for balance with the General Plan, review of the AL-5 cluster zoning, and working on the long-term concerns regarding septic tank usage.

In response to Council Member Hansen, Mr. Vogel stated in his opinion the growth figures are overstated and there needs to be a balance between growth and infrastructure such as roads. He stated the County should develop services for areas that will never be a part of a City while the City should provide services to predominantly residential based areas.

Discussion ensued between Council Member Hansen and Mr. Vogel regarding the natural growth area between Stockton and Lodi, the path of development, rights of affected landowners, the preservation of a community separator through AL-5 designation, and the criteria associated with AL-5 and AG-40 as it relates to the General Plan and a SOI. Mr. Vogel stated the County General Plan will take approximately three years after the consultant is hired in January 2008.

In response to Council Member Hitchcock, Mr. Glaser stated only one city can be in an area of interest at one time and it is generally based on first come first serve. Mr. Schwabauer confirmed based on his interpretation of Section 10(b) of the policy.

Mr. King stated staff is awaiting a formal request from the County regarding financial participation from the City to bring the matter back to the City Council for consideration. Mr. Vogel stated he will speak to the CAO and the Board regarding the same. Mr. Vogel stated, if the zoning is addressed now through an environmental review, it would cost between \$300,000 to \$400,000. He stated that, if it is addressed through the General Plan, it would cost \$100,000, but it would take up to three years.

C. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS

None.

D. ADJOURNMENT

No action was taken by the City Council. The meeting was adjourned at 8:05 a.m.

ATTEST:

Randi Johl, City Clerk