

2013 CALAFCO Annual Conference

Land Use Challenges Ahead –
LAFCOs Get Ready!

Judy Corbett,
Local Government Commission



We know the next 30 years will be fundamentally different than the last



slide created by Kim Walesh





“It is not the strongest of the species that survives, nor the most intelligent that survives. It is the one that is the most adaptable to change.” - Darwin







***SOME ADAPTIVE CHANGES FOR
CONSIDERATION BY LAFCOS :***

Agricultural land

Water

Transportation

Fiscal Health



Challenge: Protect Agricultural Land



CA Agricultural Provides 40% of the Nation's Food.



Jobs from the Ag. Value Chain



Projection: Agriculture Value Chain Occupation by Sector			
SECTOR	2011 JOBS	5-YEAR NEW JOBS	AVG. HOURLY WAGE
Support	1,446,232	183,018	\$24.59
Production	206,303	-36,364	\$23.34
Processing	226,216	5,173	\$23.49
Distribution	585,014	29,913	\$24.04
TOTAL	2,463,765	181,740	\$23.87

SOURCE: CA Center of Excellence, "Agriculture Value Chain Scan", June 2011



Dr. Glenda Humiston

February 3, 2012

Partners for Smart Growth



Business leaders rank farmland preservation one of the Valley's highest priorities.

San Joaquin Valley Economic Summit
March, 29, 2012



Loss of Ag. Land

Development in CA has been consuming 40,000 acres of agriculture land per year.

American Farmland Trust 11/23/09



King County Adapts: In 2007, the King County LAFCO reduced its spheres of influence, saving almost 11,000 acres from future growth consideration



Stanislaus County Adapts:

The Stanislaus County
LAFCO now requires cities
to prepare farmland
conservation plans before
annexing more land or
expanding spheres of
influence.



Yolo County Adapts: The Yolo County LAFCO enforces the Davis' 1:1 ag land mitigation policy by requiring that annexation of prime ag land not be approved unless the mitigation has been instituted for land both inside and for proposed annexation outside city limits.



Challenge: Preserve Water Supplies

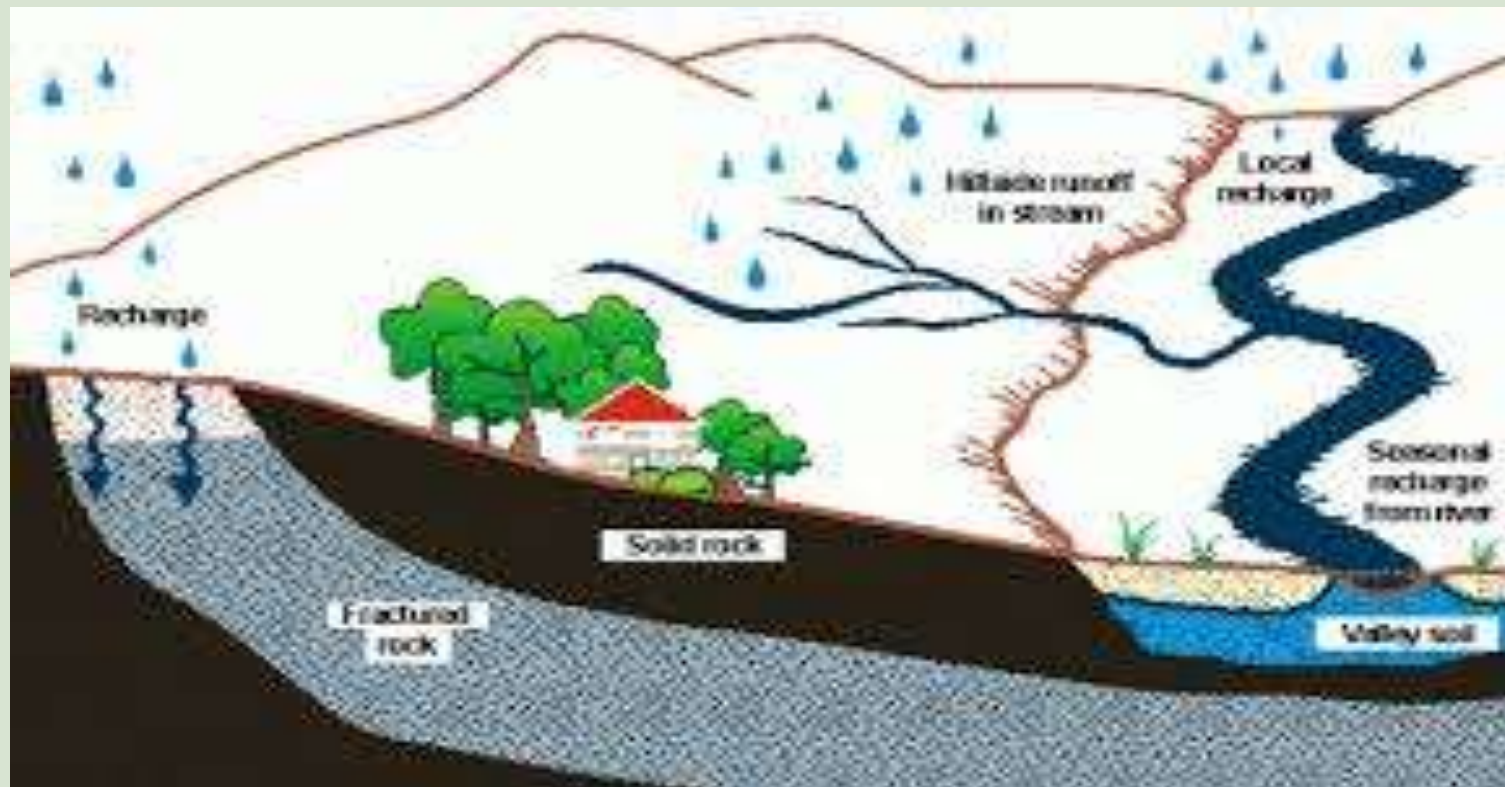


40 % of California's water supply comes from groundwater.

On average, we are over drafting 2,200,000 acre feet a year.



RECHARGE BASINS: A Critical Land Use Consideration





The future of California skiing?!





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RECHARGE BASINS: A Twofer, Reducing Floods and Increasing Water Supplies



San Luis Obispo County
Adapts: The San Luis Obispo LAFCO requires proof of a sustainable, reliable and adequate supply of water as a condition for annexation.



Santa Cruz County Adapts:
The Santa Cruz County
LAFCO has a policy of
considering potential
groundwater overdrafts
when responding to requests
for expansion of spheres of
influence.



Challenge: Transportation



Senate Bill 215 adds regional transportation plans, including sustainable communities strategies, to the list of factors that local agency formation commissions (LAFCOs) must consider before making boundary decisions

Signed into law in 2010



Sustainable
Communities
Strategies Are A
State Mandate for
Reducing Vehicle
Miles Traveled
(SB375)



Sustainable Communities

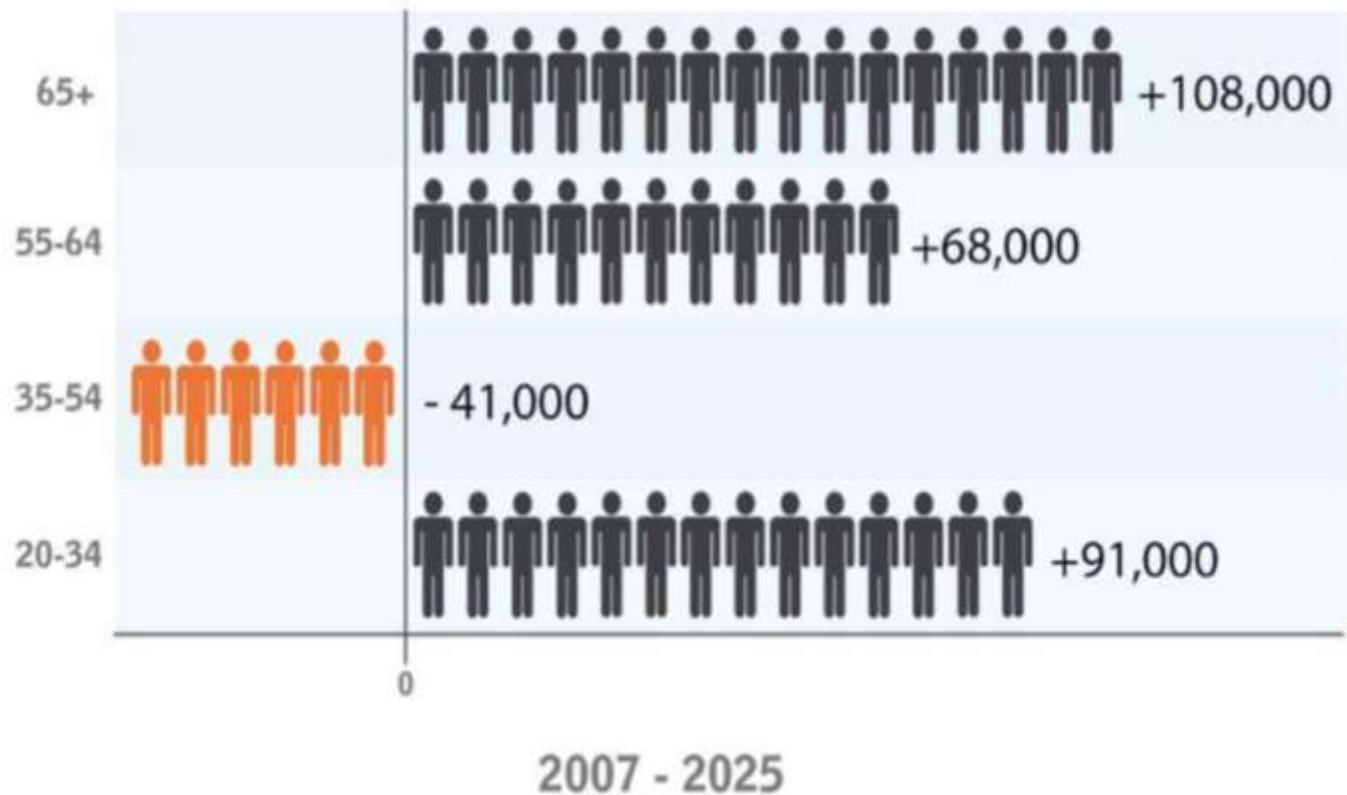
Goal: Choices



*Changing
Demographics
call for new
transportation
options*



Growth shifts to seniors, young adults





Currently, 1 out of 5 people over 65 in the U.S. do not drive a car.





46% of drivers
18 – 24 said
they would
choose
internet access
over owning a
car

- taken from 2011 survey performed by
Gartner, Inc.



“Young people are the generation most likely to prefer to live in an area nearby shopping, restaurants, schools, and public transportation as opposed to suburban neighborhoods.”

National Association for Realtors



Transportation and the New Generation

Why Young People Are Driving Less and What It Means for Transportation Policy

FRONTIER GROUP U.S. PIRG
Education Fund



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Gasoline prices have risen up to six times the rate of inflation since 1998.



Households in auto-oriented suburban neighborhoods spend on average 24% of their income on transportation; those in walkable neighborhoods spend about 12%

- Center for Neighborhood
Technology



Fiscal Analysis:

*Costs and
Revenues of New
Development*



Which growth pattern maximizes tax revenues,
minimizes local government costs?



Walmart



34.0 Acres
220,000 sf Building
\$20,000,000 Tax Value
~~**\$590,000 Value/Acre**~~

\$6,500 Property Taxes/Acre

Downtown



0.19 Acres
54,000 sf. Bld
\$11,000,000 Tax Value
\$58,900,000 Value/Acre

\$634,000 Property Taxes/Acre

My House

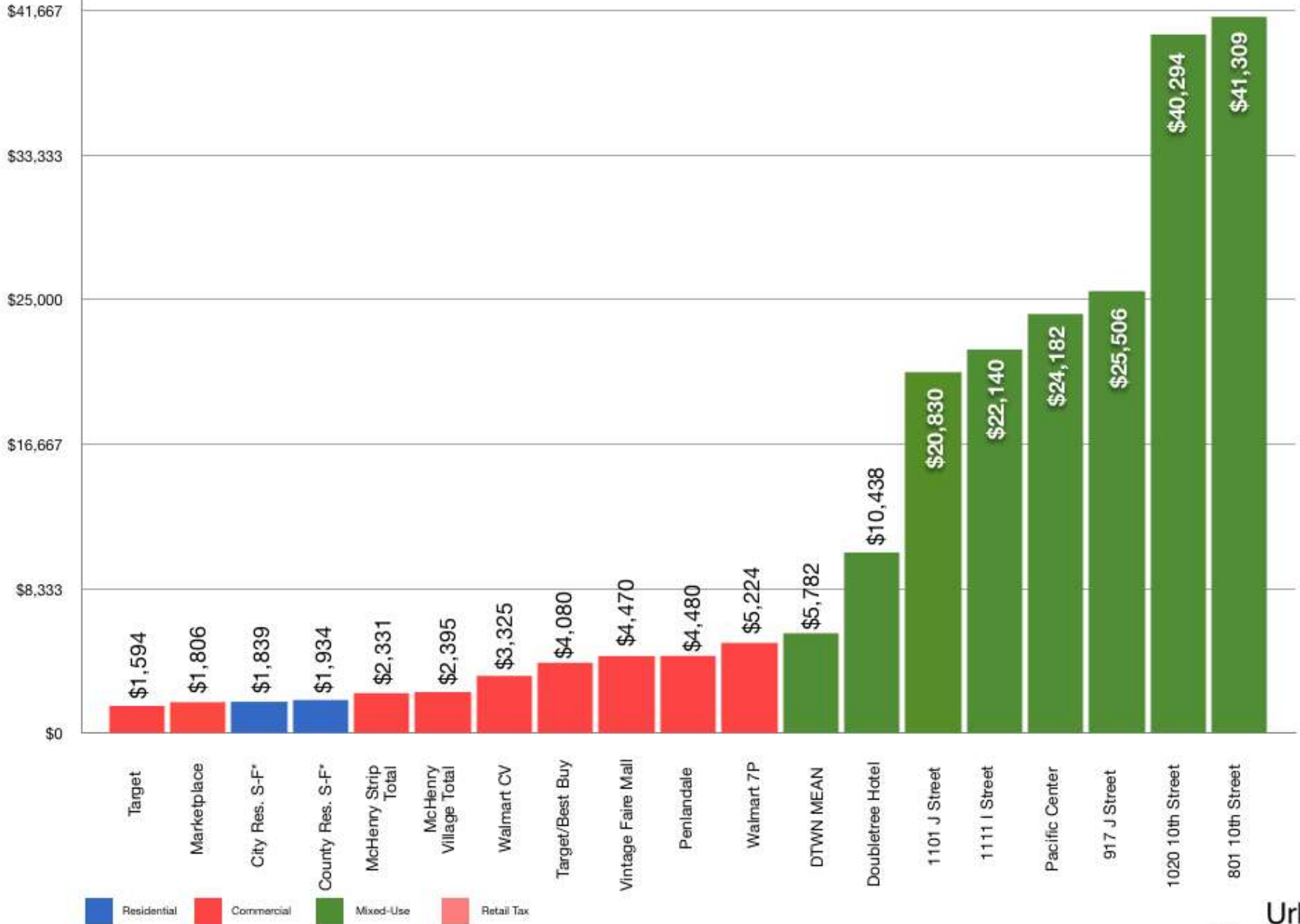


0.13 Acres
1 unit (2 people + 2 dogs)
\$232,000 Tax Value
\$1,800,000 Value/Acre

\$19,542 Property Taxes/Acre



Stanislaus County (Modesto) Property Tax Revenue Profile: 2011 Tax Yield per Acre



Compact development maximizes revenues, but what about local government costs?



- **Compact development generates 10 times more tax revenue per acre than conventional suburban development.**
- **Compact development costs one-third less for upfront infrastructure.**
Includes roads, sewers, water lines and other infrastructure. Many studies have concluded that this number is as high as 50 percent.
- **Compact development saves an average of 10 percent on ongoing delivery of services.**
Includes police, ambulance and fire service costs.



Cortese-Knox-Hertzberg Legislative Intent Language:

“ . . . weigh the total
community service needs
against the total financial
resources available. . . ”



IMPACS

A spreadsheet on steroids that allows you to calculate the return on investment of dollars invested in new development.

Coming Soon from SACOG!



Change is coming. Will LAFCOs help us adapt?

