



Sacramento Local Agency Formation Commission

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City of Elk Grove

Sphere of Influence Overview

- Purpose of an SOI
- SOI Application Process
- Where are we?
- Next Steps

Purpose

- Created in the 1960's by State Legislature
- Commission is responsible for the discouragement of urban sprawl and the encouragement of orderly development and
- Preserve and Protect Open Space and Agricultural Lands
- LAFCo must accommodate future population growth in a logical manner in order to balance its competing missions

Who is LAFCo?

- 7-member Commission
- Representatives
 - 2 City Council Members
 - 2 County Board of Supervisors
 - 2 Special District Directors
 - 1 Public Member

Responsibilities and Duties

- LAFCo has the power to approve, modify or deny proposals:
 - Spheres of Influence (SOI)
 - Annexations/Detachments
 - Incorporation
 - Formation of Special Districts
 - Consolidations

Spheres of Influence

- **Definition: Sphere of Influence:**

“A plan for the probable physical boundaries and service area of a local agency, as determined by the Commission”

- No change in land use jurisdiction and no land-use entitlements or plans are approved
- No change in service providers or levels of service

SOI Purpose

- SOI is a long range regional planning tool
- Encourage communication between land use jurisdictions, regional agencies, and service providers
- Improve regional planning
- Encourages orderly development

Spheres of Influence

- SOI analysis is neither an art nor a science--often a platform for discussion among many competing interests to find a balance between resource preservation and urban development

SOI Factors

- Must examine community, countywide, & regional impacts related to growth
- Regional Issues:
 - SACOG – Blueprint and SMART Growth
 - Habitat Conservation Plans
 - Air Quality Issues
 - Transportation Issues
 - Open Space and Agriculture

SOI Factors

- Regional Issues:
 - Water Sustainability
 - Regional Housing Needs (Affordable)
 - Economic Growth for a viable community
 - Climate Change/Green House Gases/SB
375
 - Jobs/Housing Balance
 - Infill Programs

SOI Factors

- Assess the availability of municipal services that need to be provided
- Analysis of local government agencies presently providing services including present level, range, cost, and adequacy of services provided
- Evaluate Supply and Demand Analysis to accommodate for future population, housing, and employment needs

SOI Factors

- Boundary Analysis-logical and reasonable
- Evaluate topography, natural boundaries, watersheds, drainage basins, proximity to populated areas as well as proximity to municipal services, and environmental constraints

SOI Factors

- Determine the existence of social and economic interdependence and communities of interest
 - Impact of proposal on surrounding communities
 - Impact of proposal on residents within the City of Elk Grove

SOI Factors

- Effect of the proposal on maintaining the physical and economic integrity of open space and agriculture lands
- Evaluate the existence of agricultural (Williamson Act) preserves in the area which could be considered within the agency's SOI and the effect on maintaining the physical and economic integrity of such preserves in the event that such preserves are proposed to be within a sphere of influence of a city

SOI Process

- City and County must meet and confer prior to City submitting a Sphere of Influence application
- Issues to be discussed:
 - Boundaries
 - Zoning
 - Development Standards

SOI Process

LAFCo Commission shall give “great weight” if the County and City enter into a Memorandum of Understanding (MOU) from the meet and confer process

SOI Process

- Evaluate Affected Agency and Public Comments
- Prepare a Municipal Service Review
 - Evaluate municipal service providers
 - Means, capacity, and fiscal viability
- Comply with the California Environmental Quality Act (CEQA)
 - Assess potential environmental impacts
 - Evaluate boundary alternatives

SOI Process

- Prepare LAFCo Staff report and recommendations
- Hold Public Hearings
- Commission may impose Terms and Conditions
- Commission may modify boundary of proposal or deny SOIA

Where are We?

- Application has been submitted
- Draft EIR has been issued
- Final EIR is being prepared and evaluated
- MSR is being evaluated
- No Hearing date has been set
- Public Hearings will be noticed once a schedule has been determined

Summary

- SOI should provide an area for a city to accommodate future growth
- SOI does not create new jurisdictional boundaries or entitlements
- SOI is used as a long term planning tool by a city, affected agencies and service providers to plan for anticipated growth

