



Sacramento Local Agency Formation Commission

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Sphere of Influence Overview

- Purpose
- Factors to be Evaluated for a Sphere of Influence
- SOI Application Process
- Where are we?
- Next Steps

Purpose

- Created in the 1960's by State Legislature
- Regulatory Body responsible for the discouragement of urban sprawl and the encouragement of orderly development
- Preserve and Protect Open Space and Agricultural Lands
- But, also must accommodate population growth

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
 - Incorporation
 - Formation of Special Districts
 - Consolidations

Spheres of Influence

- Definition:

“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 entitlements are approved

SOI Purpose

- SOI is a long range regional planning tool
- Encourage communication between land use jurisdictions
- Improve regional planning
- Encourage orderly development

Spheres of Influence

- SOI analysis is neither an art or 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
 - Regional Housing Needs (Affordable)
 - Economic Growth for a viable community
 - Climate Change
 - Jobs/Housing Balance
 - Infill Programs

SOI Factors

- Evaluate Supply and Demand Analysis- determine future population, housing, and employment needs
- Evaluate current land use supply

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, and adequacy of services provided

SOI Factors

- Analyze the type of development that is occurring or planned for the area including residential, office, commercial, industrial, open space etc.
 - Growth trends, development patterns, density and intensity of current and proposed land use

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

SOI Factors

- Assess Community Identity Issues
- 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

Where are We?

- Application has been submitted
- Application has been on hold while the City of Elk Grove and the County continue to meet and confer as provided by Statute
- The City of Elk Grove is proposing a 60-day public outreach (city, county, & LAFCo)
- Concurrent with the outreach-LAFCo will issue an RFP for an EIR consultant

Where are We?

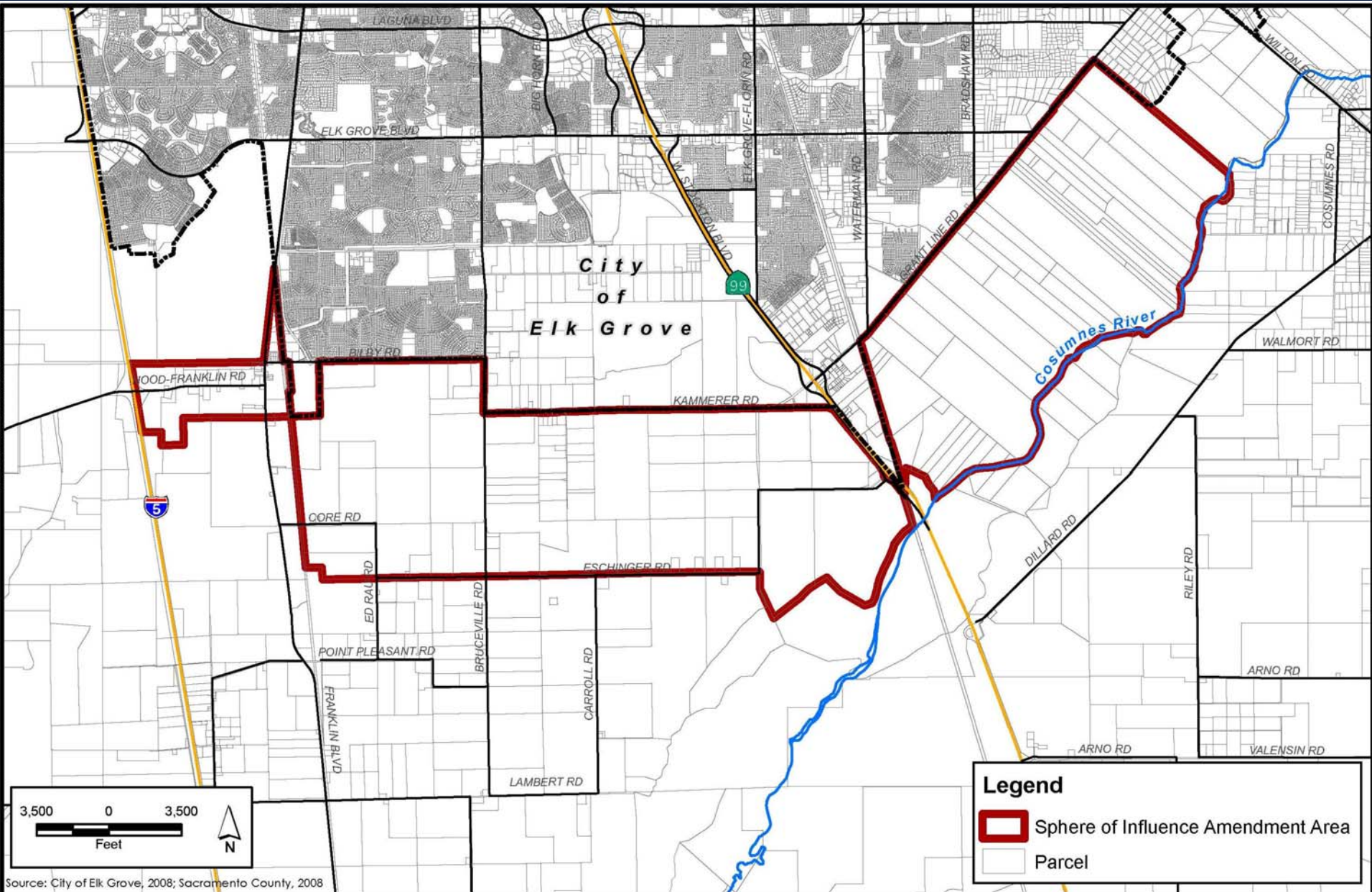
- LAFCo's EIR consultant would issue a Notice of Preparation, conduct a scoping meeting, and prepare a Draft Environmental Impact Report
- Issue a Draft EIR for a 45-day public review and comment period. LAFCo will hold a public hearing
- Respond to comments and issue a Final EIR
- Prepare a staff report and recommendations
- Conduct Public Hearings
- Commission would render a decision

Annexation Process



- Annexation is a separate action
- Service Plan for Municipal Services will be evaluated in more detail, including financing
- City Required to Prezone
- City and County need to enter into a Property Tax Exchange Agreement
- LAFCo would conduct Public Hearings

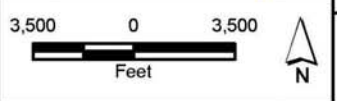
Summary

- SOI should provide an area for a city to grow and should be based on reasonable population projections and growth assumptions
- SOI does not create new jurisdictional boundaries or entitlements
- SOI is used as a long term planning tool by a city to plan for anticipated growth



Legend

-  Sphere of Influence Amendment Area
-  Parcel



Source: City of Elk Grove, 2008; Sacramento County, 2008

Questions?