



PROPOSAL EVALUATION POLICIES

The fundamental role of the Local Agency Formation Commission (LAFCo) is to implement the Cortese-Knox-Hertzberg Act (Act) consistent with local conditions and circumstances. The Act guides LAFCo's decisions. Among the factors considered by Del Norte County LAFCO in making its determination are: (Act 56668, 56668.3)

- A. Population, density, land area and land use, per capita assessed valuation, topography, natural boundaries, drainage basins, proximity to populated areas, likelihood of significant growth during next ten years;
- B. Need for organized community services, present cost and adequacy of government services and controls, probable future needs, probable effect of change of organization and of alternative courses of action on the cost and adequacy of services and controls in the area and adjacent areas;
- C. The effect or the proposed action of alternative actions on adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county;
- D. Conformity of the proposal to Commission policies on providing planned, orderly, efficient patterns of urban development, and with state policies and priorities on conversion of open-space uses;
- E. Effect of the proposal on maintaining the physical and economic integrity of lands in an agricultural preserve in open-space uses;
- F. Definiteness and certainty of the boundaries of the territory, the nonconformance of proposed boundaries with lines of assessment and ownership, the creation of islands or corridors of unincorporated territory, and other similar matters affecting the proposed boundaries;
- G. Conformity with appropriate city or county general and specific plans;
- H. The agencies sphere of influence (see Section IV);
- I. Comments of any affected agency;
- J. The ability of the newly formed or receiving entity to provide the services which are the subject of the application to the area, including the sufficiency of revenues for such services following the proposed boundary change;



- K. The timely availability of an adequate water supply;
- L. The extent the proposal assists the receiving entity with its fair share housing needs;
- M. Any comments from owners or land owners; and
- N. Information relating to existing land use designations.