

PART V

PROPOSAL STANDARDS & EVALUATION CRITERIA

This chapter reviews the standards and criteria against which proposals are evaluated. This list is not inclusive or specific. The Commission may consider any number of additional items depending on the particular circumstances. For questions regarding the evaluation of specific proposals contact LAFCO staff as early in the process as possible. Staff will provide information that will assist the applicant in submitting a proposal that is consistent with statutory requirements and Commission policies. In cases where particular evaluation criteria cannot be met, it will be the responsibility of the proponent to show that approval of the subject proposal will not be detrimental to the public interest.

The following standards and evaluation criteria are identified by proposal type.

MUNICIPAL & SPECIAL DISTRICT ANNEXATIONS

1. GENERAL CRITERIA

- Does the proposal conform to the Commission's policies?
- Does the proposed annexation conform to the affected spheres of influence?
- Is the proposed annexation consistent with existing and proposed land use designations?
- Are the proposed annexation boundaries contiguous with the subject agency?
- Does the proposed annexation include protected open space or agricultural lands? If so, does the annexing agency propose to retain these land uses?
- Does this proposal facilitate or hinder the balance of housing/commercial/industrial land uses within the subject agency (city annexations only)?

2. SERVICES

- Is there a demonstrated need for the subject agency's services?
- Is the subject agency able to provide the required services?
- Are there preferred alternative means of providing the required services?
- Is there a plan for financing the services?
- Is there timely availability of adequate water supplies for the projected needs?
- Does the proposal assist the agency in achieving regional housing needs?

3. BOUNDARIES

-Are the Boundaries clear and definite?

-Do the boundaries split assessor parcels, identifiable communities, commercial districts, or any other area having common social or economic concerns?

-Are the boundaries consistent with political jurisdictions, topographic features, et cetera?

-Do the proposed boundaries create islands, strips, or corridors?

-Does the proposal include all adjacent rights-of way necessary for unrestricted access to the affected property? (NOTE: Annexation of all adjacent roadways will be included as an option in the environmental document for any city annexation. At the hearing, the Commission will make the final determination as to whether or not the roadway will be included in the annexation. Generally the Commission supports the annexation of roads if they primarily serve the annexing entity or contain major facilities maintained by the annexing entity.)

MUNICIPAL INCORPORATIONS

1. GENERAL CRITERIA

-Does the proposal conform to the Commission's policies?

2. SERVICES

-Do the proposed boundaries allow for an adequate level of service in an efficient and economical manner?

-How will incorporation affect any existing overlaying special districts? Can any of these agencies be merged with the proposed city?

-Will a city be able to, at minimum, maintain the existing level and range of services?

-Is incorporation related to a quest for improved service delivery? How? Are the expectations realistic?

-Is there timely availability of adequate water supplies for the projected needs?

-Does the proposal assist the agency in achieving regional housing needs?

3. LAND USE

-Does the proposed incorporation area include mixed land uses, or does it selectively incorporate only high revenue producing territory?

-Is the possible and probable land use in this area consistent with incorporation?

-Will incorporation lead to the premature loss of open space or agricultural lands?

4. BOUNDARIES

-Are the boundaries logical? Are geographic and topographic features considered? Are historic community boundaries considered?

-Are existing service district boundaries considered?

-Are the boundaries simple and definite, conforming to the lines of assessment and avoiding islands or corridors of unincorporated territory?

-Does the proposed incorporation conflict with existing spheres of influence?

5. FINANCIAL CONSIDERATIONS

-Do the required budget projections for the city show an ability to maintain, at minimum, the existing level and range of services and a reasonable reserve?

-Is the proposal substantially revenue neutral?

DISTRICT FORMATIONS

1. GENERAL CRITERIA

-Does the proposal conform to the Commission's policies?

-What is the relationship of the proposed new district to existing districts and cities in the vicinity?

-Are there existing agencies that can feasibly provide the needed service or services in a more efficient and accountable manner?

-Are there reasons that this particular service cannot be better provided through the countywide county service area?

2. SERVICES

-Is there a demonstrated need for services?

-Is there an acceptable plan for the financing of the services?

-Does this proposal conflict or compete with the normal and logical expansion of adjacent government agencies?

-Is there timely availability of adequate water supplies for the projected needs?

-Does the proposal assist the agency in achieving regional housing needs?

3. LAND USE

-Is delivery of the proposed service to the area consistent with the affected general plans?

4. BOUNDARIES

- Are the boundaries logical? Are geographic and topographic features considered?
- Are existing special district, city, and sphere of influence boundaries considered?
- Are the boundaries simple and definite, conforming to lines of assessment and avoiding islands and corridors?
- Does the proposal include areas that cannot benefit from the services the proposed district will provide? Does the proposal exclude areas that could benefit from the services the proposed district will provide?

SPHERES OF INFLUENCE

1. GENERAL CRITERIA

Does the proposal conform to the Commission's policies?

2. LAND USE

- What are the anticipated and designated land uses?
- What geographic and topographic constraints are there on land use and development of the land?
- What are the nearby designated land uses?
- Are there open space or agricultural lands that should be excluded?

3. DEMONSTRATED OR ANTICIPATED NEED FOR SERVICES

- Do the land uses indicate a need for the range and level of service provided by the agency in question?
- Will the costs associated with the extension of services be financially palatable?

4. ABILITY OF THE AGENCY TO PROVIDE THE SERVICES

- Does the agency have the resources to provide services to this area?
- Does the agency have the facilities to provide services to this area?
- Does the agency have a history of meeting service demands?
- Will the agency be able to serve the area in question without jeopardizing the quality of service within existing boundaries?
- What are the geographic or topographic constraints to providing service in the subject area?
- Does the agency have a service and financing plan for the area?

5. COMMUNITY IDENTITY

-Are there any social, economic, or historic ties between the proposed sphere of influence and the agency or the community with which the agency is identified?

-Are there any social, economic, or historic ties between the proposed sphere of influence and any other communities?

6. OTHER FACTORS

-Are there reasonable alternative courses of action for providing services within the area?

-How would the proposed sphere of influence impact other jurisdictions' boundaries and spheres of influence?

-Are the proposed boundaries logical within relation to the services provided? (For example, does a district whose services are affected by gravity include only a portion of a developable basin?)