

FACTORS LAFCO MUST CONSIDER . . .

While LAFCO cannot impose conditions that directly regulate land use or subdivision requirements it must consider specific factors when it reviews a proposal. These factors include but are not limited to:

- Land area and land use, topography, natural boundaries and drainage basins, population, population density and proximity to other populated areas,
- The likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next ten years,
- The effect of the proposed action and of alternate actions on adjacent areas, mutual social and economic interests and the local governmental structure,
- The need for organized community services, the present cost and adequacy and probable future needs for governmental services and controls in the area,
- Probable effects of the proposal and of alternatives on the cost and adequacy of services and controls in the area and adjacent areas,
- The ability of the entity to provide services to the area, including the sufficiency of revenues for those services,
- The timely availability of water supplies adequate for projected needs,
- The extent to which the proposal will assist the entity in achieving its fair share of regional housing needs,
- Conformity with appropriate city or county general and specific plans and the sphere of influence of any local agency, which may be applicable to the proposal,
- The definiteness and certainty of the boundaries of the territory, the non-conformance of proposed boundaries with lines of assessment or ownership, the creation of islands or corridors of unincorporated territory and other similar matters affecting the proposed boundary,
- The conformity of the proposal and anticipated effects with adopted Commission policies on providing planned, orderly efficient patterns of urban development.