



LAFCO - San Luis Obispo - Local Agency Formation Commission
SLO LAFCO - Serving the Area of San Luis Obispo County

TO: MEMBERS, FORMATION COMMISSION
FROM: DAVID CHURCH, EXECUTIVE OFFICER *dc*
DATE: MARCH 15, 2018
SUBJECT: LAFCO POLICIES – DRAFT PROPERTY TAX EXCHANGE INFORMATION POLICY

Recommendation: It is respectfully recommended that the Commission review the draft policy regarding information about the property tax exchange process and agreement.

Discussion: On February 15, 2018 the Commission considered a report that covered the property tax exchange process and agreement. After consideration the Commission directed Staff to bring back a policy that clearly allows LAFCO to request the information needed to adequately cover the issue of property tax agreement information.

The Cortese-Knox-Hertzberg Act requires LAFCO to have written policies. Those policies can cover a wide range of topics and issues. The Government Code sections below allow LAFCO to request and require such information:

56301. Among the purposes of a commission are discouraging urban sprawl, preserving open-space and prime agricultural lands, encouraging the efficient provision of government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances. **One of the objects of the commission is to make studies and to obtain and furnish information which will contribute to the logical and reasonable development of local agencies** in each county and to shape the development of local agencies so as to advantageously provide for the present and future needs of each county and its communities.

56378. (a) In addition to its other powers, the commission shall initiate and make studies of existing governmental agencies. Those studies shall include, but shall not be limited to, inventorying those agencies and determining their maximum service area and service capacities. In conducting those studies, the commission may request land use information, studies, joint powers agreements, and plans of cities, counties, districts, including school districts, community college districts, joint powers agencies and joint powers authorities, regional agencies and state agencies and departments. Cities, counties, districts, including school districts, community college districts, joint powers agencies and joint powers authorities, regional agencies, and state agencies and departments, **shall comply with the request of the commission for that information** and the commission shall make its studies available to public agencies and any interested person.

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The proposed policy would be added to the General Polices and become #21:

21. *LAFCO may request information or studies regarding the property tax exchange agreement and/or process to support the processing of the any proposal that requires such an agreement. Studies or additional information may include, but are not limited to: revenue analysis and projections, future land use studies, buildout projections, and/or other fiscal analysis.*