

CHAPTER III

LAFCo GENERAL POLICIES

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This chapter contains the general policies that will apply to all LAFCo considerations of application for changes of organization or reorganization and Sphere of Influence determinations. These policies are general in nature. In certain situations, the application of one policy may conflict with the application of another; in that case, the LAFCo will exercise its discretion to balance policies in a manner consistent with the Cortese-Knox Act and the standards contained in this document.

1. The LAFCo will encourage participation in its decision-making process. LAFCo will contact community members through community councils, give published notice, and, where LAFCo determines appropriate, give mailed notice to the owners of property within 500 feet of a project site.
2. The LAFCo will encourage communication on actions among the County, cities, and special districts.
3. The LAFCo will favorably consider proposals that result in the provision of urban services in densely developed and populated areas.
4. The LAFCo will favorably consider proposals that will provide urban services in areas with high growth potential rather than in areas with limited potential for future growth.
5. The CEQA requires that LAFCo assess the environmental consequences of its actions and decisions, and take actions to avoid or minimize a project's adverse environmental impacts, if feasible, or approve a project despite significant effects because it finds overriding considerations exist. To comply with CEQA, the LAFCo will take one or more of the following actions:
 - a. At its discretion, approve a project without changes if environmental impacts are insignificant;
 - b. Require an applicant to modify a project;
 - c. Establish mitigating measures as a condition of its approval of the proposal;
 - d. Deny the proposal because of unacceptable adverse environmental impacts;
 - e. Approve the project despite its significant effects by making findings of overriding concern.

6. LAFCo will favorably consider those applications that do not shift the cost for services and infrastructure benefits to other service areas.
7. LAFCo will favorably consider those applications which improve the balance between jobs and housing.
8. The LAFCo encourages the use of service providers which are governed by officials elected by the citizens.
9. Community needs are met most efficiently and effectively by governmental agencies which:
 - Are already in existence;
 - Are capable of coordinating service delivery over a relatively large area;
 - Provide more than one type of service to the territory which they serve.