

LAFCo File #: _____

Date Received: _____

Sacramento Local Agency Formation Commission (LAFCo)
1112 I Street, Suite #100, Sacramento, CA 95814
916.874.6458
www.saclafco.org

APPLICATION FORM

Change of Organization or Reorganization

1. Project Information

A. Name of Project:

B. Address or Description of Location of Project:

C. Major Streets and Highways around the project:

D. Assessor Parcel Information (within the proposal territory):

Assessor Parcel Numbers (APN):	Area (in acres):
TOTAL AREA:	

Affected Agencies
(Cities or Districts)

- 1. _____
- 2. _____
- 3. _____
- 4. _____

Related Reorganizations:
(annexation, detachment, dissolution, sphere of influence amendment)

- 1. _____
- 2. _____
- 3. _____
- 4. _____

E. Proposal Initiated By (check one):

_____ Resolution (indicate #: _____)

_____ Landowner or Voter Petition

2. Applicant Information:

A. Chief Petitioners, if initiated by petition (maximum of three) or Landowner(s):

1. Name: _____

Address: _____ City: _____ ZIP: _____

Phone Number: _____ Email: _____@_____

2. Name: _____

Address: _____ City: _____ ZIP: _____

Phone Number: _____ Email: _____@_____

3. Name: _____

Address: _____ City: _____ ZIP: _____

Phone Number: _____ Email: _____@_____

B. Applicant's Representative or Agent (**This person will be the primary contact for LAFCo staff**):

Name: _____

Address: _____ City: _____ ZIP: _____

Phone Number: _____ Email: _____@_____

C. Authority to File (check one and attach authorization):

____ Ownership ____ Letter of Agency ____ Petition
 ____ Resolution

3. General Description of the Project Territory

A. Proposal Area:

Give a detailed description of the proposal area and what it consists of (e.g. existing commercial corridors, residential communities, public utility right-of-way, relevant structures, etc.)

B. Topography:

Describe the topography, physical features (rivers, creeks, drainage basins, etc.) and natural boundaries of the subject territory.

4. The Project

A. Explain in detail the reasons for this proposal and why it is necessary?

B. What are the alternate courses of action to the proposed change of organization, if any? (Include the names of other local agencies having the authority to provide the same or similar services as those requested.)

C. What will be the effect of the proposal on the adjacent areas, on mutual social and economic interests, and on the local governmental structure of the County?

D. If the service level(s) to be provided exceeds the existing service capacity, describe the service provider's ability to increase its capacity (i.e., new facilities, additional personnel, etc.):

E. List any assessments, fees or other charges to be levied as a part of this proposal:

F. List any terms or conditions requested for inclusion in LAFCo Resolution of Approval as part of this proposal:

5. Population and Housing Information

A. What is the current population of the subject territory? _____

B. Number and type of dwelling units existing/proposed on-site:

C. What is the estimated population of the proposed area at build-out?

D. What is the proximity of the subject territory to other populated areas?

E. What is the projected/estimated growth in the area and in adjacent incorporated and unincorporated areas, within the next five years?

6. Land Use and Zoning

If the proposal territory is not within a city, County General Plan and zoning information may be obtained by calling the County Planning Department (916-874-6141) with the Assessor Parcel Number(s) of the subject property. If the territory is within a city, please call the appropriate city's planning department.

A. The territory is within the _____ community plan.

1. The General Plan or community plan designation is:

B. Current zoning is:

C. Current city rezoning is:

D. Describe the predominate uses of adjacent land (vacant, residential, commercial, agricultural, etc.)

North: _____ South: _____

East: _____ West: _____

E. Indicate if any portion of the territory contains the following:

- | | |
|--|---|
| <input type="checkbox"/> Agricultural land uses | <input type="checkbox"/> Is project within Agricultural Preserve? |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Habitat Conservation Plan Area |
| <input type="checkbox"/> Easement | <input type="checkbox"/> Wetlands |
| <input type="checkbox"/> Designated Infill Area | |
| <input type="checkbox"/> Unusual features such as: _____ | |

If **YES** for **agriculture or open-space**, what is the effect of this proposal on these lands?

F. Indicate below **all** permits or approvals that will be needed or have been granted by the County or any city to complete the project. If already granted, please note the date of approval and attach a copy of each resolution of approval. If approval is pending, please note the anticipated approval date:

Type of Approval of Permit	File Number	Approval Date	Is Resolution Attached?
Tentative Subdivision Map			Y / N
Tentative Parcel Map			Y / N
Conditional Use Permit			Y / N
City/County General Plan Amendment			Y / N
City Rezoning			Y / N
County Rezone			Y / N
Development Agreement			Y / N
Other:			Y / N

7. Municipal Services

A. What services and/or costs to residents or landowners in the proposal area would be increased, reduced, or eliminated as a result of this proposal?

B. Describe the adequacy and availability of water supply to the proposal area. Include information on the source of service and when it will be available:

C. Annexation Plan for Providing Services:

For each item identified for a change in service provider, a narrative "Plan for Service" (required by Government Code Section 56653) must be submitted with this application. This plan shall, at a minimum, respond to each of the following questions:

Some Helpful Definitions:

"Affected city" means any city that either:

- (a) contains, or its sphere of influence contains, the proposal territory *and/or*
- (b) would contain the proposal territory if the project is approved

"Affected county" means each county that contains, or would contain, the proposal territory

"Affected district" means a special district that contains, or whose sphere of influence contains, or would contain, the proposal territory

"Affected local agency" means any agency that contains, or would contain, or whose sphere of influence contains, the project territory

"Affected territory" means the project territory

1. A description of the level and range of each public service to be provided to the proposal territory.
 2. An indication of when the service can be feasibly extended to the proposal territory.
 3. An identification of any improvement or upgrading of structures, roads, water or sewer facilities, other infrastructure, or other conditions the affected agency would impose upon the proposal territory.
 4. The estimated cost of extending the service and a description of how the service or required improvements will be financed. A discussion of the sufficiency of revenues for anticipated service extensions and operations is also required.
 5. An indication of whether the proposal territory is, or will be, proposed for inclusion within an existing or proposed improvement zone/district, redevelopment area, assessment district, or community facilities district.
 6. If retail water service is to be provided through this change of organization, provide a description of the timely availability of water for projected needs within the proposal area based upon factors identified in Government Code Section 65352.5 (as required by Government Code Section 56668(k)).
- D. Indicate which agencies currently provide affected public services within the proposal territory and which agencies would provide services after the proposed change of organization:

<u>Service</u>	<u>Current Agency</u>	<u>Proposed Agency</u>
Police	_____	_____
Fire	_____	_____
Water	_____	_____
Sewer	_____	_____
Garbage	_____	_____
Street Lighting	_____	_____
Road Maintenance	_____	_____
Flood Control	_____	_____
Parks and Recreation	_____	_____

Library Services	_____	_____
Electricity	_____	_____
Transit	_____	_____
Other:	_____	_____

E. If a change in service provider is proposed, has each service provider provided a statement indicating the desire and capability to furnish services?

_____ Yes

_____ No

F. If **YES**, a *Letter of Agreement* from each agency assuming service responsibilities **must be included with this application**. The letter must identify each agency's role and responsibility as the new service provider and the method for funding additional services.

G. If **NO**, please explain:

H. If a change in service provider is proposed, are alternative providers available for any of the proposed services?

_____ Yes

_____ No

I. If **YES**, list providers and explain why they are not proposed to provide service:

8. Sphere of Influence

Pursuant to Government Code Section 56425, provide the following information **IF** the proposal requires a **Sphere of Influence (SOI) Amendment**.

A. Describe any social or economic interests, current or future, within the proposal area that create a logical identification of the proposal area with the proposed change of organization:

B. Describe the present and probable need for public facilities and services in the proposal area:

C. Describe in detail the present capacity of public facilities and adequacy of public services the affected agency provides or is authorized to provide:

D. Attach to this application all documentation regarding consultation that has occurred between the City and the County, with regards to an agreement on boundaries, development standards, and zoning requirements within the proposed sphere (G. C. 56425(b)).

9. Other Information

A. List names and addresses of any persons, organization or agencies known to you who may be opposed to this proposal:

Name	Address	Telephone

B. ANY OTHER COMMENTS YOU MAY WISH TO MAKE (may be attached as necessary):

C. Names and addresses of up to three persons who are to receive notice of hearing and staff report:

Name	Address	Interest

D. Complete and attach FPPC Party Disclosure Form (Not required for public agencies.)

10. Certification

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and agree to pay any fees and expenses required to prepare necessary environmental documentation and planning studies and fees to process this application. In addition, I hereby petition the Sacramento Local Agency Formation Commission (LAFCo) for approval of a proposed change of organization or reorganization, as described herein.

The undersigned hereby petition(s) the Sacramento Local Agency Formation Commission for approval of a proposed change of organization or reorganization, and stipulate(s) as follows:

1. The boundaries of the territory(ies) included in the proposal are as described in *Exhibits A* (metes and bounds legal description) and *Exhibit B* (map) attached hereto.

2. The territory(ies) included in the proposed change of organization: _____ *is/are inhabited (12 or more registered voters).*
_____ *is/are uninhabited.*

3. This proposal _____ *is /* _____ *is not* consistent with the Sphere of Influence of the affected city/ and or districts.

4. The persons signing this petition have signed as:
_____ *Registered Voters* _____ *Owners of Land*
_____ *Landowner Agent*

5. A) If the formation of a new district(s) is included in the proposal, please state the principal act(s) under which said district(s) is/are proposed to be _____ formed:

B) The proposed name of the new district(s) is/are: _____ and the boundaries of the proposed new district(s) area as described in the exhibits attached and made a part hereof.

6. If the proposal is an incorporation, the name of the proposed new city is: _____

Wherefore, petitioner(s) or owner(s) request(s) that proceedings be taken in accordance with the provisions of Section 56000, et seq., of the Government Code and herewith affix signature(s) as follows:

Landowner/ Chief Petitioner(s) as listed above:

1. _____
2. _____
3. _____

Applicants Representative or Agent as listed above:

Date: _____

NOTE: Applications will not be accepted without signature of legal owners or official agents with Power of Attorney or Chief Petitioners, or without acceptable legal description and map. An incomplete application will not be processed.

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Last edited: 8-29-2012 DL

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