

GLOSSARY OF TERMS

This glossary presents a listing of key terms that are used in the Sacramento Local Agency Formation Commission's Policies, Standards and Procedures Manual.

<u>Term</u>	<u>Definition</u>
Agricultural Lands	Agricultural Lands means land currently used for the purpose of producing an agricultural commodity for commercial purposes, land left fallow under a crop rotational program, or land enrolled in an agricultural subsidy or set-aside program.
Affected Population	Affected Population means those persons who inhabit or will inhabit a specific area that will directly or indirectly be impacted by an action.
Annexation	Annexation means the annexation, inclusion, attachment, or addition of territory to a city or district.
Application	Application means material submitted to LAFCo that initiates a LAFCo review process.
Area of Concern	Area of Concern means the geographic area beyond the Sphere of Influence of a local agency in which land use decisions or other governmental actions of the County impact directly or indirectly upon the local agency or in which urbanization may be anticipated in the intermediate or long-range planning horizons.
CEQA	The California Environmental Quality Act contained in the Public Resources Code, sections 21000 <u>et seq.</u>
Categorical Exemption	Categorical Exemption means the provision within CEQA which permits specified projects that have no potential impact on the environment to proceed and waives environmental review.
Certificate of Completion	Certificate of Completion means a legal document confirming compliance with LAFCo conditions and certifying final completion of local government organization.
Certificate of Filing	Certificate of Filing means a legal document confirming application material is complete allowing LAFCo review process to begin upon issuance.

<u>Term</u>	<u>Definition</u>
Change of Organization	Change of organization means any of the following: <ul style="list-style-type: none"> (a) A city incorporation; (b) A district formation; (c) An annexation to, or detachment from, a city or district; (d) A disincorporation of a city; (e) A district dissolution; (f) A consolidation of cities or special districts; (g) A merger or establishment of a subsidiary district.
City	City means the City of Sacramento, Folsom, Isleton, or Galt or any new city created pursuant to the Cortese-Knox-Hertzberg Act and other California laws.
Commission	Commission means a local agency formation commission.
Conditional Approval	Conditional Approval means approval given by LAFCo which is subject to the completion of certain actions prior or subsequent to recordation.
Conducting Authority	Conducting authority means the legislative body of an affected city, affected district, or affected county which is authorized by the commission to conduct proceedings for a change of organization or reorganization. Subject to compliance with any commission determination, the proceedings shall be determined as follows: <ul style="list-style-type: none"> (a) A city whose boundaries would be changed as the result of a proposed annexation, detachment, or disincorporation shall be the conducting authority and proceedings for the annexation, detachment, or disincorporation shall be conducted by the city council of that city. (b) A district whose boundaries would be changed as the result of a proposed annexation or detachment shall be the conducting authority and proceedings for the annexation or detachment shall be conducted by the legislative body of that district. (c) The city council of the city with the largest

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population shall be the conducting authority for the consolidation of two or more cities.

(d) The board of supervisors of the county in which the affected territory is located shall be the conducting authority and conduct proceedings for all of the following changes of organization or reorganization:

- (1) The incorporation of a new city.
- (2) The consolidation of districts.
- (3) The dissolution of a district.
- (4) The merger or establishment of a subsidiary district.
- (5) Any reorganization, except as specified in subdivision (e) or (f).

(e) The commission may determine that the city council of an affected city shall be the conducting authority for reorganization proceedings where annexation or detachment to the city is proposed.

(f) The commission may determine that the legislative body of an affected district shall be the conducting authority for reorganization proceedings involving only annexations to, or detachments from, districts where an annexation or detachment to that district is proposed.

(g) Proceedings for the formation of a district shall be conducted as authorized in the principal act of the district proposed to be formed.

Consolidation

Consolidation means the uniting or joining of two or more cities located in the same county into a single new successor city or two or more districts into a single new successor district. In the case of consolidation of special districts, all of those districts shall have been formed pursuant to the same principal act.

<u>Term</u>	<u>Definition</u>
Detachment	Detachment means the detachment, deannexation, exclusion, deletion, or removal from a city or district of any portion of the territory of that city or district.
Direct Costs	Direct costs means those costs stemming immediately from an action or a proposal before LAFCo.
Disincorporation	Disincorporation means the disincorporation, dissolution, extinguishment, and termination of the existence of a city and the cessation of its corporate powers, except for the purpose of winding up the affairs of the city.
Dissolution	Dissolution means the dissolution, disincorporation, extinguishment, and termination of the existence of a district and the cessation of all its corporate powers, except for the purpose of winding up the affairs of the district.
District or Special District	<p>(a) District or Special District means an agency of the state, formed pursuant to general law or special act, for the local performance of governmental or proprietary functions within limited boundaries. District or special district includes a county service area, but excludes all the following:</p> <ol style="list-style-type: none"> (1) The state; (2) A county; (3) A city; (4) A school district or a community college district; (5) A special assessment district; (6) An improvement district; (7) A community facilities district formed pursuant to the Mello-Roos Community Facilities Act of 1982, Chapter 2.5 (commencing with Section 53311) of Part 1 of Division 2 of Title 5; (8) A permanent road division formed pursuant to Article 3 (commencing with Section 1160) of Chapter 4 of Division 2 of the Streets and Highways Code; (9) An air pollution control district or an air quality maintenance district; (10) A service zone of a fire protection district.

<u>Term</u>	<u>Definition</u>
(b) For special instances where a district may be Duplication of Services	covered by LAFCo action, see Cortese-Knox-Hertzberg Act, § 56036. Duplication of Services means the result that occurs when more than one governmental agency provides the same service to a specific area.
Environmental Impact Report	Environmental Impact Report means a legal document produced to identify adverse environmental impacts and propose mitigations and project alternatives as feasible.
Environmental Review	Environmental Review means the process set forth in CEQA which involves an assessment of potential significant adverse impacts of an action.
Executive Officer	Executive Officer means the Executive Officer appointed by a commission, or if none has been appointed, then the county official acting as the Executive Officer for the Commission in accordance with Section 56384 of the Cortese-Knox-Hertzberg Act.
Formation	Formation means the formation, incorporation, organization, or creation of a district.
Grazing land	Grazing Land means land on which the existing vegetation, whether grown naturally or through management, is suitable for grazing or browsing of livestock.
Incorporation	Incorporation means the incorporation, formation, creation, and establishment of a city with corporate powers. Any area proposed for incorporation as a new city shall have at least 500 registered voters residing within the affected area at the time Commission proceedings are initiated.
Indirect costs	Indirect costs means those costs that are not identifiable with a specific activity, but which occur nonetheless.
Initial Study	Initial Study means the assessment of potential significant

<u>Term</u>	<u>Definition</u>
<p>adverse impacts of a project. Initiate or Initiation</p>	<p>Initiate or Initiation means the acceptance for filing and the issuance of a Certificate of Filing by the Executive Officer.</p>
<p>Joint Powers Agreement</p>	<p>Joint Powers Agreement means a separate legal entity resulting from an agreement between two or more public agencies to provide a united activity, operation, or organization.</p>
<p>Landowner or Owner of Land</p>	<p>(a) Except as otherwise provided in subdivision (b) or (c), Landowner or Owner of Land means all of the following:</p> <ul style="list-style-type: none"> (1) Any person shown as the owner of land on the most recent assessment roll being prepared by the county at the time the Commission adopts a resolution of application except where that person is no longer the owner. Where that person is no longer the owner, the landowner or owner of land is any person entitled to be shown as owner of land on the next assessment roll. (2) Where land is subject to a recorded written agreement of sale, any person shown in the agreement as purchaser. (3) Any public agency owning land. <p>(b) Landowner or owner of land does not include a public agency which owns highways, rights-of-way, easements, waterways, or canals.</p> <p>(c) For the purpose of mailed notice provided pursuant to Section 56157 of the Cortese-Knox-Hertzberg Act, landowner or owner of land means each person to whom land is assessed, as shown upon the most recent assessment roll being prepared by the county at the time the Commission adopts a resolution of application, at the address shown upon that assessment roll.</p>

<u>Term</u>	<u>Definition</u>
Landowner-voter	Landowner-voter means any person entitled to vote in a landowner-voter district, or the legal representative of that person or, in the case of an election, the proxy of that person.
Landowner-voter District	Landowner-voter District means a district whose principal act provides that owners of land within the district are entitled to vote upon the election of district officers, the incurring of bonded indebtedness, or any other district matter.
Lead Agency	Lead Agency means the principal governmental body reviewing a project under CEQA.
Legal Representative	Legal representative means an officer of a corporation duly authorized by the bylaws or a resolution of the board of directors of the corporation, to sign for, and on behalf of, the corporation. Legal representative also includes a guardian, conservator, executor, administrator, or other person holding property in a trust capacity under appointment of a court, when authorized by an order of the court. The order of the court may be made without notice.
Legislative Body	Legislative Body means the legislative body or governing board of a city, special district, or county.
Local Agency	Local Agency means a city, county or district.

<u>Term</u>	<u>Definition</u>
Marginal Costs	Marginal Costs means those additional costs incurred by an agency that are associated with an action or a proposal before LAFCo.
Master Service Element	Master Service Element means the element within any agency's Sphere of Influence Plan that defines how services will be provided by the agency including services financing, the level of services, and the delivery of services.
Merger	Merger means the extinguishment, termination and cessation of the existence of a district of limited powers by the merger of that district with a city as a result of proceedings taken pursuant to the Cortese-Knox-Hertzberg Act.
Negative Declaration	Negative Declaration means a determination under CEQA that a project will not adversely affect the environment.
Notice	Notice means any matter authorized or required by the Cortese-Knox-Hertzberg Act to be published, posted, or mailed.
Open Space	Open space means any parcel or area of land or water which is essentially unimproved and devoted to an open-space use as defined in Section 65560 of the Government Code.
Prezoning	Prezoning means adoption of an anticipated zoning category prior to annexation to be effective subsequent to annexation.
Prime Agricultural Land	Prime Agricultural Land means an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of the following qualifications:

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- (a) Land that qualifies for rating as Class I or Class II in the Soil Conservation Service Land use capability classification;
- (b) Land that qualifies for rating 80 through 100 Storie Index Rating;
- (c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the national Handbook on Range and Related Grazing Lands, July, 1967, developed pursuant to Public Law 46, December 1935;
- (d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period; on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre;
- (e) Land that has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre for three of the previous five calendar years;
- (f) Land which is used to maintain livestock for commercial purposes.

<u>Term</u>	<u>Definition</u>
Proceeding	Proceeding, proceeding for a change of organization, or proceeding for a reorganization means proceedings taken by the conducting authority for a proposed change of organization or reorganization pursuant to Part 4, commencing with Section 57000 of the Cortese-Knox-Hertzberg Act.
Proponent	Proponent means any person intending to circulate, or cause the circulation of, any petition.
Property Tax Exchange Agreement	Property Tax Exchange Agreement means the agreement reached between the county and cities or special districts which transfer property tax revenues to the agency assuming service responsibilities.
Proposal	Proposal means a request or statement of intention made by petition or by resolution of application of a legislative body or of a school district proposing proceedings for the change of organization or reorganization described in the request or statement of intention.
Protest	Protest means opposition filed by petition of affected landowners and/or voters regarding a proposal which includes their properties.
Registered Voter	Registered Voter means any elector registered under, and pursuant to, the Elections Code.
Registered Voter District	Registered Voter District means any district whose principal act provides that registered voters residing within the district are entitled to vote for the election of district officers, incurring of bonded indebtedness, or any other district matter.
Reorganization	Reorganization means two or more changes of organization initiated in a single proposal.
Revenue Neutrality	Revenue Neutrality means a transfer of service responsibility from one agency to another in which the cost of providing services directly corresponds with the revenues transferred to fund the services.

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Special Assessment District

Special Assessment District means an area fixed, established, and formed by a city, county, district, or the state, pursuant to general law, special act, or charter, that is specially benefited by, and assessed, or to be assessed, to pay the costs and expenses of, acquiring any lands or rights-of-way, acquiring or constructing any public improvements, maintaining or operating any public improvement, or lighting any public street, highway, or place.

Sphere of Influence

Sphere of Influence means a plan for the probable physical boundaries and service area of a local agency, as determined by the commission.