

APPLICATION TO INITIATE PROCEEDING FOR CHANGE OF ORGANIZATION/REORGANIZATION/SPECIAL REORGANIZATION
(Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, Title 5 Commencing with Section 56000, of the Government Code)

LAFCO PROPOSAL DESIGNATION NO:

AFFECTED AGENCIES
(Cities and/or Special Districts)

1.
2.
3.
4.

RELATED JURISDICTIONAL CHANGES
(Annexation, Detachment, Sphere of Influence Amendment, etc.)

1.
2.
3.
4.

PROPOSAL INITIATED BY:

RESOLUTION

LANDOWNER/REGISTERED VOTER PETITION

APPLICANT:

TITLE:

CITY/DISTRICT/CHIEF PETITIONER:

ADDRESS:

CITY:

STATE:

ZIP CODE:

DESIGNATED CONTACT PERSON:

TELEPHONE:

E-MAIL ADDRESS:

By submitting this Application to Initiate Proceedings, the applicant acknowledges receipt of the "Instruction for Filing Application for Change of Organization/Reorganization/Special Reorganization" and agrees to be bound by same, including, but not limited to the provisions contained therein regarding filing and processing fees, and defense and indemnification of the Commission.

INDEMNIFICATION / LEGAL DEFENSE

As a condition of any LAFCO approval, the applicant shall defend, indemnify, and hold harmless LAFCO and its agents, officers, and employees from any claim, action, or proceeding against LAFCO or its agents, officers, and employees to attack, set aside, void, or annul the approval of LAFCO concerning the processing of the proposal or any action relating to, or arising out of, such approval. At the discretion of the Executive Officer, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.

SIGNATURE:

DATE:

DESCRIPTION OF PROPOSAL LOCATION:

Describe the location of the proposal area including major street and highways that border the project area.

TOTAL ACREAGE OR SQUARE MILES OF TERRITORY:

Is the proposal area inhabited (having 12 or more registered voters residing within the territory)?

Yes

No

GENERAL PROJECT INFORMATION

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

2. **TOPOGRAPHY:** Describe the topography, physical features, (rivers, drainage basins, etc.) and natural boundaries of the subject territory.

POPULATION AND HOUSING

1. What is the current population of the subject territory?

2. If the proposal includes development, what is the estimated population of the proposed area?

3. Number of registered voters within the proposed territory.

4. Number of landowners within the proposed territory.

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

6. What is the likelihood of significant growth in the area; and in adjacent incorporated and unincorporated areas within the next ten years?

7. Number and type of existing dwelling units:

8. Give a summary of regional housing needs and to what extent will the proposal assist in achieving its fair share of regional housing needs as determined by SCAG?

9. To what extent will this proposal promote “environmental justice” (fair treatment of people of all races, cultures and income) with respect to the location of public facilities and provision of public services?

LAND USE AND ZONING

1. What is the assessed land valuation of the subject territory (give source and date of information)?

2. What is the current land use and zoning designation within the subject area?

3. What is the proposed planned land use of the subject area?

4. Describe any proposed change in land use and zoning as a result of this proposal (including, if applicable, pre-zoning by an affected city).

5. What is the land use in the surrounding area? Be specific.

6. If annexation to a city is involved as a part of this proposal, what is the city's general plan designation for the area?

7. Is the proposal consistent with city or county general plans, specific plans, and or other adopted land use policies?

8. Will this proposal result in development of property now or in the near future? Describe the type of development proposed (type of business or industry, single-family or multi-family residential, etc., and number of units or facilities).

9. What effect would denial of this proposal have on the proposed development, if any?

10. Is the subject territory currently within a redevelopment area or proposed to be included within a redevelopment project area upon completion of this proposal?

11. Are there any agricultural or open-space lands within the proposal area? What is the effect of this proposal on agricultural or open-space lands?

GENERAL INFORMATION

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

2. What will be the effect of the proposal and of alternative actions on the following: (Include the names of other local agencies having the authority to provide the same or similar services as those proposed.)

a. Adjacent areas:

b. Mutual social and economic interests:

c. The local government structure of the County:

GOVERNMENT SERVICES

“Government services” refers to governmental services and whether or not those services would be provided by the local agencies subject to the proposal. It includes public facilities necessary to provide those services.

1. Estimate the present cost and describe the adequacy of government services and controls in the area.

2. Estimate the probable future need for government services (including public facilities) or controls in the area.

3. If the proposal includes incorporation, formation, or annexation, what will be the effect of this proposal or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the proposed area and adjacent areas?

4. If, as a result of this proposal, increased service demand exceeds the existing capacity, describe what will be done by the service provider to increase capacity of services.

5. List any assessments, fees, or other charges to be levied as part of this proposal and or that may be levied in the near future.

SPHERE OF INFLUENCE

Provide the following information if the proposal requires a sphere of influence amendment.

1. Is the proposed area within the existing sphere of influence of the annexing agency?

Yes Name of Agency No

2. List any communities of social or economic interest within the proposed area or immediately adjacent. To what extent will any of those communities of interest be affected by the proposal?

3. If the proposal includes a request for a city sphere of influence update, provide a written statement on whether an agreement on the sphere change between the city and the county was achieved. Please provide a copy of the written agreement pursuant to Government Code Section 56425(b).

BONDED INDEBTNESS

1. Do the agencies whose boundaries are being changed have any existing bonded debt?

2. Will the proposal area be liable for payment of its fair share of this existing debt?

3. To what extent will landowners within the proposal area be liable or remain liable for any existing indebtedness of the city or district?

4. In the case of detachment requests, does the detaching agency propose that the subject territory continue to be liable for existing bonded debt?

NOTIFICATION

1. List the name and address of any person(s), organization, community group, or agency known to you who may wish notification, or who may be opposed to this proposal.

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2. Provide the names and addresses of up to three persons who are to receive notice of hearing, staff report, and minutes.

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