

PLACER COUNTY
LOCAL AGENCY FORMATION COMMISSION

DISTRICT FORMATION APPLICATION

TITLE OF PROPOSAL:

AFFECTED AGENCIES AND PROPOSED ACTIONS:

PROJECT INFORMATION:

1. General location description (i.e., south side of Road A between Road B and Road C):
2. Total acreage of territory:
3. Assessor parcel numbers:

APPLICANT INFORMATION:

1. Chief Petitioners (maximum of three) or Legal Owner(s) & Representative/Agent:

Primary Contact:	Name:	Name:
Agency:	Agency:	Agency:
Address:	Address:	Address:
Phone:	Phone:	Phone:
Email:	Email:	Email:

2. Project Initiation (choose one and attach resolution or petition¹):

Resolution of Agency

Landowners

Registered voters

¹LAFCO proposals may be initiated by resolution of an affected agency such as a city council, special district, or by the Board of Supervisors. A proposal may also be initiated by a petition of the affected area's registered voters or landowners. If initiated by landowners or registered voters, applicant must submit a "Notice of Intent to Circulate a Petition" to LAFCO staff **before** submittal of this application and a "Fair Political Practices Commission Party Disclosure Form" along with this application. These forms are available upon request from LAFCO staff.

PURPOSE OF THE PROPOSAL

1. Why is this proposal being filed?
2. How were the proposed district's boundary chosen?
3. Is this application proposed to carry out a development project? If yes, describe the project.
4. Indicate the type of district to be formed. What principal act will be used?
5. What service(s) will the proposed district provide?
6. How will its services be financed? Be specific about any revenue measures that will be required. Is voter approval required to authorize the revenues? Who will vote, landowners or registered voters?
7. In as much detail as possible, explain why this proposal is necessary and/or beneficial at this time.
8. What are alternate courses of action to the proposed district formation?

EFFECTS OF THE PROPOSED ACTION

1. What will be the effect of the proposed action on adjacent areas?
2. What will be the effect of the proposed action on mutual social and economic interests?
3. What will be the effect of the proposed action on the local government structure of the County of Placer?
4. What will be the effect of the alternative action on adjacent areas, on mutual and social economic interests, and on the local government structure of the County of Placer?

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) COMPLIANCE:

1. Identify the Lead Agency which adopted a CEQA document for the proposal:
2. Identify type of environmental document adopted (EIR, MND, MD, Exempt):
3. Date the Lead Agency adopted the CEQA document for the proposal.
4. Submit complete copies of the CEQA document; one (1) physical copy and an electronic copy.
5. Submit copies of any Notice of Exemption or Notice of Determination.

6. Submit a copy of the Fish and Wildlife filing fee receipt.

POPULATION AND HOUSING

1. What is the estimated current population of the subject territory?
2. If the proposal is being proposed to carry out a development project, what is the estimated population of the proposed area at build-out?

LAND USE INFORMATION

1. Current County General Plan designation:
2. Please describe any proposed General Plan Amendment for the proposal area that will result from or be facilitated by the formation of the proposed district.
3. Current County Zoning:
4. Please describe any proposed change in zoning for the proposal area that will result from or be facilitated by the formation of the proposed district.
5. Please describe the present land uses of the property within the territory and whether further development of any of the parcels would be permitted if the district formation is approved.
6. List all known entitlement applications pending for the proposal area (e.g., zone change, land division, or other entitlements)
7. Describe the predominant land uses of adjacent lands (vacant, residential, commercial, etc.):
8. Describe the topography of the affected territory, such as flat, sloping, hilly, mountainous etc., and attach a topographical map of the affected area:
9. Describe the physical features and natural boundaries (rivers, creeks, drainage basins, etc.) of the subject territory:

LANDOWNER(S) CONSENT/OPPOSITION:

1. If available, please provide signed letters of consent to the district formation from landowners within the affected territory.
2. Please provide a list with names and addresses of any persons, organizations or agencies known to you who may be opposed to this proposal.

PLAN FOR PROVIDING SERVICES

Any local agency applying for a district formation must also submit a plan for providing services to the subject territory. Please complete and submit "Attachment A Plan for Providing Service"

ADDITIONAL REQUIREMENTS

1. List any terms or conditions requested for inclusion in LAFCO Resolution of Approval as part of this proposal:
2. Attach all pertinent staff reports and other supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.