

PLACER COUNTY
LOCAL AGENCY FORMATION COMMISSION

CHANGE OF ORGANIZATION/REORGANIZATION 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

3. Property Tax Revenues:

If an annexation proposal is initiated by Resolution of Application, please attach a copy of the exchange of property tax revenues agreement including applicable resolutions between the city and County. If no agreement exists, LAFCO will provide preliminary information to begin the negotiation process.

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. In as much detail as possible, explain why this proposal is necessary and/or beneficial at this time.
2. Is this application proposed to carry out a development project? If yes, describe the project:
3. What are the alternate courses of action to the proposed change of organization/reorganization, if any?

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 socioeconomic 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 territory includes a proposed development, what is the estimated population of the proposed area at build-out?

LAND USE INFORMATION

1. Is the proposed area within the existing sphere of influence of the annexing agency?
2. The County General Plan designation
3. Current County Zoning
4. The City General Plan proposed designation

5. The City pre-zoning²
6. Is the proposal area within a Specific Plan? If yes, please attach the Plan and Resolution:
7. Indicate below all permits or approvals that will be needed or have been granted by the County or any city to complete the project. Attach a copy of each resolution of approval. Samples of resolutions can be obtained from LAFCO.

Type of Approval or Permit	Resolution or File No.	Approval Date
City Pre-zoning (Required)		
Resolution to Initiate Change of Organization/Reorganization (Agency initiated application)		
City or County General Plan Amendment		
(Other)		

8. Please describe the present land uses of the property within the territory and whether further development of any of the parcels would be permitted under the applicable land use regulations after the change of organization. If further development would be permitted, please identify by parcel, the potential development that could occur, attach additional sheets if necessary.
9. Describe the predominant land uses of adjacent lands (vacant, residential, commercial, etc.):
10. Describe the topography of the affected territory, such as flat, sloping, hilly, mountainous etc., and attach a topographical map of the affected area:
11. Describe the physical features and natural boundaries (rivers, creeks, drainage basins, etc.) of the subject territory:

AGRICULTURAL AND OPEN SPACE LANDS (CITY ANNEXATIONS ONLY):

1. Will the proposal result in the conversion of open-space lands to other uses?
2. Is the proposal area under a Williamson Act contract(s)? If yes, please answer the following:
 - a) Did the City protest the contract under the “one-mile” provision? If yes, please attach a copy of the City’s protest resolution.
 - b) Please list only the parcels under a Williamson Act contract and provide: the contract number, date of resolution, and resolution number:
3. Will the proposal have any effect on maintaining the physical and economic integrity of agricultural lands?

² All properties proposed for annexation to a city must be pre-zoned to their intended use prior to submission of an application to LAFCO. The zoning may not be changed for two years after annexation, absent extraordinary circumstances.

4. Is there any Prime Agricultural Land within the affected territory?
5. Is any of the land within the affected territory currently utilized for commercial agricultural purposes?

REGIONAL HOUSING NEEDS (CITY ANNEXATIONS ONLY)

1. Identify how the proposal will affect the city in achieving their respective share of the regional housing needs?
2. What is the date of the City's most recent Housing Element approved by the State Department of Housing and Community Development?

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?

LANDOWNER(S) CONSENT/OPPOSITION:

1. If available, please provide signed letters of consent to the change of organization/reorganization 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 submitting an application for a change in organization 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: