

PLACER COUNTY
LOCAL AGENCY FORMATION COMMISSION

CITY INCORPORATION APPLICATION

PROJECT INFORMATION

1. Proposed name of city or town:
2. Which statutory provision will be used?
3. General location description:
4. The total acreage of territory:
5. Attach a map and geographic description of the proposed city or town's boundary.
6. Attach a map exhibit of the proposed city or town's sphere of influence.
7. Attach a list of all assessor parcel numbers in the proposal area.
8. Approximately how many people live within the proposal area?
9. How many registered voters live within the proposal area?

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?(e.g., enhanced service levels, land use control, etc.)
2. In as much detail as possible, explain why this proposal is necessary and/or beneficial at this time.
3. Discuss the rationale used to determine the proposed boundary.
4. Discuss the rationale used to determine the proposed sphere of influence (SOI). Is the proposed SOI consistent with the SOI of adjacent agencies? If not, please explain.
5. If applicable, please provide a narrative history of past incorporation efforts that have included the proposed incorporation area. Include copies of past incorporation effort studies that were conducted.
6. Is there an alternate proposal area? If yes, please provide a map of the proposed boundary and SOI, total acreage, number of residents, number of registered voters, and discuss the rationale used to determine the proposed alternate boundary and sphere of influence.

EFFECTS OF THE PROPOSED ACTION

1. What is the proposed effective date of incorporation?
2. Is a special tax proposed to be levied in conjunction with this incorporation? If so, indicate the type of tax that will be levied and whether the imposition of this type of tax requires a simple majority vote or a two-thirds majority vote.
3. Are the proponents of incorporation requesting a loan from the State General Fund to pay the cost of LAFCO processing? If so, provide certification that the incorporation proponents cannot raise the necessary LAFCO processing fees.

CURRENT AND PROPOSED SERVICES

1. List all the services currently provided to the proposed incorporation area (police, fire, water, sewer, etc.) and the agencies providing these services.
2. List which services the proposed city would provide if incorporation is successful. Indicate how these services will be provided (city workforce, contract with another public agency, etc.)
3. Will the proposed incorporation area continue to be served by special districts? If yes, explain in detail the rationale for the continued provision of services by special districts (excluding school districts).
4. If the incorporation is successful, will service levels be provided at a higher level? If yes, identify the service(s) and explain how service levels will be improved.

LAND USE INFORMATION

1. Is the proposed incorporation area essentially built out? If not, approximately how much vacant territory is included in the proposed incorporation territory, and what are the current general plan and zoning designations for the vacant territory?
2. Are there any major development projects proposed for the incorporation area? If yes, please describe the type and scope of the development.
3. Describe the predominant land uses within the proposed incorporation area. Indicate the proportional amount of each land use type (e.g., single-family residential, multi-family residential, commercial, industrial, agricultural, open space, etc.).
4. Is the incorporation area within a community plan area? If yes, which community plan?

INCORPORATION FEASIBILITY STUDY

Note: the Incorporation Feasibility Study does not replace the comprehensive fiscal analysis required under GC Section 56800 and the Controller's report prepared under GC Section 56801. At a minimum, the feasibility study submitted with this application must include the following information:

1. A brief discussion of the relevant history and characteristics of the incorporation area.
2. A narrative of the plan for providing municipal services to the proposed incorporation area.
3. The rationale used to determine the proposed incorporation boundary and each alternative incorporation boundary.
4. The rationale used to determine the proposed sphere of influence for the proposed incorporation boundary and each alternative sphere of influence.
5. A discussion of the proposed sphere of influence's consistency with the spheres of influence of adjacent agencies?
6. Revenues (including the property tax distribution) and expenditures forecast for the first three years following incorporation. The forecast should also reflect revenues and expenses associated with each alternative incorporation boundary. Detailed documentation of the data sources and methodology used must be included in the study.
7. A proposed appropriations limitation.
8. The effect of the incorporation on the costs and revenues of any affected local agencies for the first three years following incorporation.
9. A discussion of any negative fiscal impacts of the incorporation on affected local agencies and measures proposed to mitigate the negative impacts.
10. A discussion of the effects of the incorporation upon adjacent communities, special districts, and Placer County.

OTHER REQUIREMENTS

1. Please list all agencies, groups, and individuals contacted regarding this proposal.
2. Please provide any additional information you feel would be of value to Placer LAFCO in its review of this proposal.
3. Please list any terms and conditions requested for the proposed incorporation.