

PLACER LAFCO

Placer Local Agency Formation Commission
110 Maple Street, Auburn, CA 95603
(530) 889-4097

<p>FOR LAFCO USE ONLY:</p> <p>Short Form Designation: _____</p> <p>LAFCO Name for Proposal: _____</p> <p>Date Suitable for Processing _____</p>
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Please type or print all information clearly. If additional pages are attached to provide any information, please indicate the question number of the response on the page.

1. Type of Proposal: This application is submitted for a: _____

_____ (describe type of change of organization being requested--annexation, detachment, consolidation, reorganization, etc.)

Name(s) of affected agency/agencies: _____

The proposal is consistent with the sphere of influence of each affected agency. Yes ___ / No ___. If no, explain:

2. Subject Property: (Attach additional page(s) if necessary.)

Assessor's Parcel No(s): _____

Location/Address(s): _____

Size of subject property (acres): _____

Description of topography: _____

Estimated population within subject property: _____

3. Applicant's Representative: (Primary contact for processing of proposal)

Name: _____

Company (if applicable): _____

Address: _____

City/State: _____ Zip: _____

Telephone No: _____

4. Applicant:

Name: _____ Address: _____

Company (if applicable): _____ City/State: _____

Zip: _____ Telephone No: _____

Authority to file application is:

Resolution of Application of an Affected Agency—Resolution attached

Petition of Landowners—Petition attached

Petition of Registered Voters—Petition attached

5. Property Owner(s): (Complete if different from Applicant. Attach additional page(s) if necessary to list all property owners.)

APN: _____

Name: _____

Company (if applicable): _____

Address: _____

City/State: _____ Zip: _____

Telephone No: _____

Have all property owners consented to the filing of this application? Yes ___ / No ___.

If yes, attach evidence of consent.

If no, have all property owners been contacted about this proposal? Yes ___ / No ___.

6. Reasons for Proposal: Describe the reasons for the proposal. Use additional page(s) if necessary.

7. Boundaries: Describe how the boundaries for the proposal were determined _____

A map of the proposal that meets LAFCo requirements is attached.

A vicinity map that meets LAFCo requirements is attached.

A metes and bounds description of the subject property that meets LAFCo requirements is attached.

8. Land Uses: Describe the current use of the subject property and its present zoning and general plan designation: _____

Describe existing improvements on the subject property: _____

Will additional development entitlements be sought for the subject property as a result of this proposal? Yes ___ /

No ___. If yes, describe proposed development: _____

Describe the present use, zoning and general plan designation of adjacent property to the north, south, east and west of the subject property: _____

Does the subject property include land that is considered prime agricultural land, is under a Williamson Act contract, is zoned agricultural or is being used for agricultural purposes? Yes ___ / No ___. If yes, explain:

Does the subject property include land that is considered open space, is zoned open space or is being used for open space purposes? Yes ___ / No ___. If yes, explain: _____

For city annexations only:

Will the proposal assist the city in achieving its fair share of regional housing needs? Yes ___ / No ___. Explain:

___ The pre-zoning application and the city's approval documents (environmental, resolutions, ordinances, etc.) are attached.

9. Public Services:

Please list all agencies that currently provide public services to the subject property, and describe the services they provide: _____

Please list all agencies that are proposed to provide new services to the subject property, and describe the services they will provide: _____

___ Attach a narrative of the plan for providing new services. Describe the level and range of new services to be provided, the projected demand upon the new service provider, when the services will be needed and how the service provider proposes to meet the need in a timely fashion (in particular, ref. Government Code section 65352.5 where necessary), what new infrastructure may be required and how it will be financed, how the new services will be financed, whether the service provider has any existing service capacity problems or infrastructure deficiencies, what conditions may be imposed by the service provider, and any special assessments, special taxes, or bonded indebtedness that may be imposed on the subject property. Include any other information that may be useful to LAFCo in becoming familiar with and considering the proposal. Note: The plan must be reviewed by the affected service provider(s).

10. Environmental Determination:

Is the applicant an agency acting as lead agency under CEQA, or has the affected agency made any environmental determinations, on the proposal? Yes ___ / No ___.

___ If yes, attached is a copy of the Notice of Determination/Notice of Exemption that has been prepared and filed with the County Clerk, showing the date of filing.

___ If yes, submitted with this application is one copy of the complete environmental documentation prepared by the lead agency. (Additional copies will be required by LAFCo prior to hearing.)

___ If no, applicant requests LAFCo act as lead agency. (Note: Applicant must meet with LAFCo before application can be considered complete if it is proposed that LAFCo act as lead agency. Additional information and fees will be necessary.)

11. Market Absorption Study--City Annexations and Sphere Amendments

___ A market absorption study has been prepared in accordance with Placer LAFCo Policies 3(b)(1) and 3(c)(1) and is attached.

12. Tax Agreement

Has a property tax exchange been negotiated in accordance with Revenue and Taxation Code section 99 et seq.? Yes ___ / No ___.

___ If yes, attach a copy of the Master Tax Agreement or the resolutions agreeing to the exchange.

___ If no, applicant requests the Executive Officer contact the Assessor and Auditor to begin the tax exchange negotiation process. Applicant acknowledges that a Certificate of Filing cannot be issued until the local agencies involved in the negotiation process present resolutions agreeing to the exchange.

13. Campaign Contribution Disclosures (Government Code sections 56700.1 and 83408)

Provisions of the Political Reform Act of 1974 prohibit the making of certain campaign contributions by an applicant and/or his or her agent before, during and after LAFCo's consideration of his/her proposal. The disclosure of any such contribution is required, and a Commissioner who has received such a contribution may be required to disqualify himself/herself from the decision on your proposal.

___ I have not made any contributions subject to disclosure under Government Code sections 56700.1 or 84308.

___ I have made contributions subject to disclosure under Government Code section 56700.1 and/or 84308. A disclosure form is attached.

14. Other

Please provide any other information you believe may assist Placer LAFCo in considering your proposal:

15. Certification

I hereby certify that the above information and attached documentation are true and accurate to the best of my knowledge. I acknowledge that the Placer LAFCo is relying upon the accuracy of the information provided and the representations set forth herein to proceed with this application. I request the Placer LAFCo approve the afore-described change or organization/reorganization in accordance with the Cortese-Knox-Hertzberg Local Agency Reorganization Act of 2000.

Signature: _____

Print Name: _____

Title: _____

Date: _____

Attachments:

- ___ No. 4: Authority to file application
- ___ No. 5: List of additional property owners
- ___ No. 5: Evidence of consent of property owners
- ___ No. 6: Reasons for proposal
- ___ No. 7: Boundary map of proposal
- ___ No. 7: Vicinity map of proposal
- ___ No. 7: Legal description of proposal
- ___ No. 7: List of Assessor parcel numbers
- ___ No. 8: City annexation—pre-zoning documents
- ___ No. 8: City annexation—map of limiting addresses
- ___ No. 8: City annexation—list of all streets within the affected area to include beginning and ending street numbers.
- ___ No. 9: Plan for services
- ___ No. 10: List of property owners
- ___ No. 10: List of registered voters
- ___ No. 11: Environmental determination/documentation
- ___ No. 12: City annexation—market absorption study
- ___ No. 13: Master tax agreement/resolutions
- ___ No. 14: Campaign contribution disclosure form
- ___ No. 15: Fish & Game receipt
- ___ No. 16: Agreement to pay fees

Application Form.rev10-01-09