

**YUBA
LOCAL AGENCY FORMATION COMMISSION
Application Form for Changes of Organization**

-- LAFCO use only --

AGENCY-PROJECT	SHORT FORM DESIGNATION

-- To be completed by applicant --

Use supplemental pages as necessary, and reference all attachments on the attachment list

1. Subject Property

PROJECT TITLE:		ADDRESS OR LOCATION:
ACREAGE:	PARCEL NO.:	

2. Proposal

Applicants request the following change of organization: _____

3. Applicants

LAFCO will send copies of the staff report on the proposal to the following (maximum of 3):

NAME:	PHONE:
ADDRESS:	
EMAIL:	

NAME:	PHONE:
ADDRESS:	
EMAIL:	

NAME:	PHONE:
ADDRESS:	
EMAIL:	

4. Authority to File Application

___Petition of landowners or registered voters ___Resolution of Application of an affected agency

Certified copies of the Petition or Resolution of Application are included as Attachment ____.

Petitions and Resolutions of Application must meet certain legal requirements. The Application Instructions include samples for applicant use.

5. Statement of Justification

Provide a Statement of Justification for and explain the purpose of each request for change of organization. Include in the statement reasons why the proposal is more effective than the present organization and/or what services to the area are to be enhanced by the project. If any terms or conditions are proposed for this project, include them in the statement.

A Statement of Justification for this proposal is included as Attachment ____.

6. Boundaries

- a. An 8.5 x 11 map of the subject territory meeting the specifications listed in the Application Instructions is included as Attachment ____.
- b. A geographic description of the boundaries of the subject territory meeting the specifications listed in the Application Instructions is included as Attachment ____.
- c. Describe how the boundaries of this proposal were determined. _____

- d. This proposal _____ is _____ is not (*check one*) consistent with the sphere of influence of all the affected agencies. (*If you are not sure of each agency's sphere boundaries, check with LAFCO staff.*)
- e. Describe access to the area. _____

7. Neighboring Properties

- a. A Public Notice List meeting the specifications listed in the Application Instructions is included as Attachment _____.
- b. Have surrounding property owners been canvassed for participation in the proposal? _____
Results of any survey of surrounding property owners are included as Attachment _____.

8. Land Use

- a. Describe existing land use within the subject property. _____

- b. Describe the land use surrounding the subject property:
North _____
South _____
East _____
West _____

- c. What is the General Plan designation for the subject property? _____

d. What are the General Plan Designations surrounding the subject property?

North _____
South _____
East _____
West _____

e. What is the zoning designation (include combining districts, if applicable) for the subject property?

f. What are the Zoning Designations surrounding the subject property?

North _____
South _____
East _____
West _____

g. Have any zoning changes, General Plan amendments, subdivision maps, or conditional use permits been applied for on the subject property? _____

Copies of any such maps and/or applications or entitlements are included as Attachment _____.

h. Will any entitlement applications be made after approval of this proposal? _____

If yes, please explain. _____

i. If this proposal is for an annexation to a city, a prezone map and adopted city resolution is included as Attachment _____.

j. Does the project involve agricultural or open space lands? _____.

k. Flood Zone Designation? _____.

9. Public Services

a. Please indicate which agencies presently provide public services to the subject territory, and which are proposed to provide service. If you are uncertain, you may leave spaces blank.

<i>Service</i>	<i>Present Provider</i>	<i>Proposed Provider</i>
Fire Protection		

Police Protection		
Domestic Water Service		
Agricultural Water Service		
Sewer Service		
Solid Waste		
Road/Street Maintenance		
Snow Removal		
Power		
Street Lighting		
Planning & Zoning Authority		
Schools		

- b. What effect will approval of this proposal have on the type or level of services *within* the subject property? _____

- c. What effect will approval of this proposal have on public services *outside* the subject property?

- d. Will approval of this proposal place additional burdens on a public service provider? If so, what revenue will the change in organization generate to compensate the provider for the additional services? _____

- e. Have the affected agencies been notified of this proposal (per G.C. 56654 (b))? _____

A list of agencies who have received notification is included as Attachment _____.

10. Population

Estimate whether the subject territory contains:

____ 12 or more registered voters. ____ Less than 12 registered voters.

11. Property Tax Exchange

An agreement for property tax exchange (if relevant) must be in place prior to LAFCO considering this change of organization. The Tax and Revenue Code requires negotiation of such an agreement to be completed within up to 90 days of initiation or in compliance 99b of the Revenue and Taxation Code, or the LAFCO application proceeding will be considered terminated. To assure satisfaction of this requirement, LAFCO requires applications to be accompanied by documentation that property tax negotiations have been completed.

- a. If this application includes a Resolution of Application, does the Resolution include or reference

documentation that the agencies are in agreement with regards to a Tax Exchange Agreement?

- _____.
- b. If this application includes a petition, documentation of applicants' request that the affected agencies initiate tax exchange negotiations is included as Attachment _____.

12. Feasibility of Proposal

- a. What revenue will this proposal require for the accomplishment of its goals and what are the prospective sources of such revenues? _____

If the proposal involves a granting of an additional service, consolidation, incorporation, or formation, a 5 - year projected budget is included as Attachment _____.

- b. Is a new tax or assessment being proposed as a part of this project? _____.

If so, a thorough discussion of how the service will utilize the tax or assessment, as well as the legal authority for the agency to utilize the tax or assessment is included as Attachment _____.

- c. Have agreements to mitigate the financial effects of this proposal been established with present service providers? _____

If so, signed copies of these agreements are included as Attachment _____.

13. Environmental Compliance

- a. Is the applicant agency acting as Lead Agency or Responsible Agency (*check one*) for purposes of California Environmental Quality Act (CEQA) compliance?

- i. Indicate what the Lead Agency has done to comply with the requirements of CEQA.

___ Categorical Exemption from CEQA

___ Negative Declaration

___ Environmental Impact Report

___ Other (*please specify*): _____

- ii. Copies of the complete environmental documentation prepared by the Lead Agency (including the initial study, any technical reports, and any written comments or recorded public testimony relative to the environmental documents), and a copy of the Notice of Determination, showing the date filed with the County Clerk, are included as Attachment _____.
If you are not sure what constitutes the complete environmental documentation, consult with the appropriate staff at the Lead Agency.

- iii. Was the environmental documentation circulated to the Yuba Local Agency Formation Commission prior to adoption by the Lead Agency? _____ Yes _____ No

If yes, copies of any comments made by LAFCO relative to the project, and any Lead Agency responses are included as Attachment _____.

Note for Sphere of Influence Proposals and Updates: Should an agency desire to include more territory within its Sphere of Influence all additional CEQA costs must be paid by that agency prior to the Commission approving the Sphere of Influence Update.

- b. In limited circumstances, LAFCO will act as Lead Agency for CEQA purposes. These circumstances are listed in LAFCO's CEQA Guidelines and include situations where the applicant agency is unable or unwilling to act as Lead Agency.

If the applicant agency has declined to act as Lead Agency, and the applicant wishes LAFCO to assume this responsibility, applicant must **Request for LAFCO to Act as Lead Agency**.

14. Disclosure Requirements and Certification Pursuant to Government Code Sections 56700.1 and 57009 of the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, and 82015 and 82025 of the Political Reform Act applicants for LAFCO approvals and those opposing such proposals are required to report to LAFCO all political contributions and expenditures with respect to the proposal that exceed \$1,000. LAFCO has adopted policies to implement the law, which are attached to this application (attachment #8 to application instructions). By your signature to this application, you are binding the applicant to abide by these disclosure requirements. You are further agreeing that should LAFCO be required to enforce these requirements against you (or if the agency is the formal applicant, the real party in interest) that you will reimburse LAFCO for all staff cost and legal fees, and litigation expenses incurred in that enforcement process. Applicants request that proceedings as described in this application be taken in accordance with the provisions of Government Code sections 56000 *et seq.* and hereto affix their signatures:

Date	Signature	Printed Name	Title

NOTE:

Applications will not be accepted without the signature of one or more of the following: 1) the legal owner(s) or official agents with Power of Attorney or written authorization to sign (a copy of which must be attached); 2) Chief Petitioners; 3) Chair of the Legislative Body submitting a Resolution of Application.

Applicants must also sign and date **Agreement to Pay**; the Application will be considered incomplete until that form is submitted.

