Office Use Only
Designation:

APPLICATION TO INITIATE PROCEEDING FOR CHANGE OF ORGANIZATION/REORGANIZATION/ SPECIAL REORGANIZATION

(Pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, Division 3, Title 5 Commencing with Section 56000, of the Government Code)

LAFCO PROPOSAL DESIGNATION:

AFFECTED AGENCIES (Cities or Districts)	RELATED JURISDICTIONAL CHANGES (annexation, detachment, sphere of influence amendment)
1. _____	1. _____
2. _____	2. _____
3. _____	3. _____
4. _____	4. _____

PROPOSAL INITIATED BY: _____ RESOLUTION: _____ LANDOWNER/VOTER PETITION

APPLICANT: _____ TITLE: _____
(City, District or Chief Petitioner)

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

DESIGNATED CONTACT PERSON: _____ TELEPHONE: _____

By submitting this Application to Initiate Proceedings, the applicant acknowledges receipt of the "Instruction for Filing Application for Change of Organization/ Reorganization/Special Reorganization" and agrees to be bound by same, including, but not limited to the provisions contained therein regarding filing and processing fees, and defense and indemnification of the Commission.

INDEMNIFICATION / LEGAL DEFENSE

As a condition of any LAFCO approval, the applicant shall defend, indemnify, and hold harmless LAFCO and its agents, officers, and employees from any claim, action, or proceeding against LAFCO or its agents, officers, and employees to attack, set aside, void, or annul the approval of LAFCO concerning the processing of the proposal or any action relating to, or arising out of, such approval. At the discretion of the Executive Officer, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs

SIGNATURE: _____ DATE: _____

DESCRIPTION OF PROPOSAL LOCATION:

_____

_____
_____
_____
_____

MAJOR STREETS AND HIGHWAYS:

_____
_____
_____
_____

TOTAL ACREAGE OR SQUARE MILES OF TERRITORY: _____

GENERAL DESCRIPTION

1. PROPOSAL AREA

Give a detailed description of the proposal area and what it consists of (e.g. Existing commercial corridors, residential communities, existing redevelopment area, public utility right-of-way, relevant structures, etc.)

_____
_____
_____
_____
_____
_____

2. TOPOGRAPHY

Describe the topography, physical features (rivers, drainage basins, etc.) and natural boundaries of the subject territory.

_____
_____
_____
_____
_____

POPULATION AND HOUSING

1. What is the current population of the subject territory? _____

2. If the proposal includes development, what is the estimated population of the proposed area? _____

3. Number of Registered Voters (give source and date of information): _____

4. What is the proximity of the subject territory to other populated areas?

5. What is the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas, within the next ten years?

6. Number and type of existing dwelling units:

7. Give a summary of regional housing needs and to what extent the proposal will assist in achieving its fair share of regional housing needs as determined by SCAG. (City annexations only.)

LAND USE AND ZONING

1. What is the per capita assessed land valuation of the subject territory (give source and date of information)? _____

2. What is the present land use in the subject area? Be specific.

3. What is the proposed planned land use of the subject area? Be specific.

4. Describe any proposed change in land use and zoning as a result of this proposal (including, if applicable, pre-zoning by an affected city):

5 What is the land use in the surrounding area? Be specific.

6. If annexation to a city is involved as a part of this proposal, what is the city's general plan designation for the area?

7. Is the proposal consistent with city or county general plans, specific plans, and other adopted land use policies?

8. Will this proposal result in development of property now or in the near future? Describe the type of development proposed (type of business or industry, single-family or multi-family residential, etc., and number of units or facilities):

9. What effect would denial of this proposal have on the proposed development, if any?

10. Is the subject territory currently within a redevelopment area or proposed to be included within a redevelopment project area upon completion of this proposal?

11. Are there any agricultural or open-space lands within the proposal area? What is the effect of this proposal on agricultural or open-space lands?

12. Is the proposed area within the existing sphere of influence of the annexing agency?

SPHERE OF INLUENCE

Pursuant to Government Code Section 56425, provide the following information if the proposal requires a sphere of influence amendment.

1. Describe any existing or future areas of social or economic interest within the proposal area?

2. Describe the present and probable need for public facilities and services in the proposed area:

3. Describe in detail the present capacity of public facilities and adequacy of public services the agency provides or is authorized to provide.

4. Provide documentation regarding consultation that has occurred between the City and the County, with regards to an agreement on boundaries, development standards, and zoning requirements within the sphere.

THE PROPOSAL

1. Explain in detail the reasons for this proposal and why it is necessary?

2. What are the alternate courses of action, if any? (Include the names of other local agencies having the authority to provide the same or similar services as those proposed.)

3. What will be the effect of the proposal, or exclusion and of alternative actions, on the adjacent areas, on mutual social and economic interests, and on the local governmental structure of the county?

4. If the service level(s) to be provided exceeds the existing capacity, describe what will be done by the service provider to increase the existing capacity (i.e., new facilities, additional personnel, etc.):

5. List any assessments, fees or other charges to be levied as a part of this proposal:

6. List the division, acquisition, improvement, disposition, sale or transfer of any property, real or personal, belonging to a city or district that is involved in this proposal:

7. List the disposition, transfer or division of any money or funds and any other obligations of a city or district involved as part of this proposal:

8. To what extent will residents or landowners within the subject area be liable or remain liable for any existing indebtedness of the city or district to or from which the change of organization/reorganization/ special reorganization is proposed?

9. List any terms or conditions requested as part of this proposal:

BONDED INDEBTNESS

1. Do the agencies whose boundaries are being changed have existing bonded debt?

2. Will the proposal area be liable for payment of its fair share of this existing debt?

3. In the case of detachments, does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? If so, please explain why.

MUNICIPAL SERVICES

1. Is there a need for centralized community services in the proposed area?

2. Describe the present and probable need for public facilities and services in the proposed area:

3. Provide a detailed description of the present capacity of public facilities and adequacy of public services in the proposed area:

4. What is the present cost and adequacy of existing governmental services and controls in the area? What are the probable future needs for those services and controls?

5. What will be the effect of approval or denial of the proposal, and of alternative courses of action on the cost and adequacy of services?

6. What services and/or costs to residents or landowners in the area would be increased, reduced, or eliminated as a result of this proposal?

7. Describe the adequacy and availability of water supplies to the proposed area. Include information on where those services are coming from and when they will be available:

_____
_____
_____
_____
_____

8. Plan for Providing Services:
Describe how his proposal will result in the provision of new services and changes in existing services, including location from which such services are or will be provided, service level or capacity (i.e., sewer line capacity, average response time for emergency vehicles, etc.) and how services area or will be financed. (Proposals initiated by cities must also fill out the information in Attachment "A" Plan for Municipal Services).

_____
_____
_____
_____
_____
_____
_____

GENERAL
1. List names and addresses of any persons, organization or agencies known to you who may be opposed to this proposal:

Name	Address	Telephone

2. ANY OTHER COMMENTS YOU MAY WISH TO MAKE:

_____
_____
_____

3. Names and addresses of up to three persons who are to receive notice of hearing, staff report and minutes:

Name	Address

4. Complete Party Disclosure Form (*Not required for public agencies.)