

LOCAL AGENCY FORMATION COMMISSION OF NEVADA COUNTY

Application Form

-- LAFCo use only --

AGENCY-PROJECT	SHORT FORM DESIGNATION

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TO THE APPLICANT: Please refer to the Application Instructions for help in completing this form, which is available online as a Word document, at [www.lafco.net](#). You are encouraged to call the LAFCo office (530-265-7180) with any questions. Please list all attachments, with the number of the item each refers to, on the attachment list (last page).

1. Subject Property

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

2. Proposal

Applicant(s) request the following change of organization: _____

3. Applicant(s)

LAFCo is requested to send copies of the staff report on this matter to the following (maximum of 3):

NAME/TITLE:	PHONE:
ADDRESS:	EMAIL:

NAME/TITLE:	PHONE:
ADDRESS:	EMAIL:

NAME/TITLE:	PHONE:
ADDRESS:	EMAIL:

4. Authority to File Application

NOTE: A Resolution of Application is greatly preferred; see Application Instructions for explanation.

Resolution of Application of an affected agency Petition of landowners or registered voters

Copies of the Resolution of Application or Petition signed by the applicant(s)/petitioner(s) are included as Attachment ____.

Resolutions of Application and Petitions must meet certain legal requirements. The Application Instructions include templates for applicant use; additional pages or attachments may be used.

Applicant/Project: _____

5. Statement of Justification

Provide a Statement of Justification for and explain the purpose of each request for change of organization. Include reasons why the proposal is more effective than the present organization and/or what services to the area would 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

NOTE: Refer to the Application Instructions and State Board of Equalization requirements for details of mapping and legal description specifications.

- a. Three large paper (“blue-line”) maps of the subject territory—not exceeding 18” x 26”—must be provided with this application.
- b. An 8.5” x 11” map of the subject territory is included as Attachment ____.
- c. A legal description of the boundaries of the subject territory is included as Attachment ____.
- d. Explain how the boundaries of this proposal were determined.

- e. 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.*)
- f. Describe access to the area.

7. Neighboring Properties

Has the proposal been discussed with owners of neighboring properties? ____ Has anyone expressed interest in participating in the proposal? ____ Has anyone raised objections to the proposal? ____

Results of any survey of surrounding property owners are included as Attachment ____ . (*Provide names and addresses.*)

8. Land Use

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

- b. Does this proposal conform to the General Plan designation for the territory? ____ The applicable GP designation is _____

- c. 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 are included as Attachment ____.

- d. Will any such applications be made after approval of this proposal? ____ If yes, please explain.

Applicant/Project: _____

- e. If this proposal is for an annexation to a city, a rezoning map and ordinance are included as Attachment ____.
- f. Does the project involve agricultural or open space lands? _____

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 Collection		
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 any public service provider? If so, what revenue will the change in organization generate to compensate the provider for the additional cost? _____

- 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.

Applicant/Project: _____

11. Property Tax Exchange

An agreement for property tax exchange (if relevant) must be in place prior to LAFCo approval. The Tax and Revenue Code requires negotiation of such an agreement to be completed within 60 days of its initiation or the LAFCo application is considered null and void. To assure satisfaction of this requirement, LAFCo requires applications to be accompanied by documentation that property tax negotiations have been completed. *Please call the LAFCo office if you have questions about this matter.*

- a. If this application includes a Resolution of Application, does it include documentation that the agency is in agreement with the applicable Master 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 consolidation, incorporation, or formation, a three-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 ____.

- d. A Plan for Services explaining how the affected area will be served by the applicant agency is 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 appropriate staff of the Lead Agency.*)

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

Applicant/Project: _____

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

- 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.

To request LAFCo to assume Lead Agency status the applicant should submit a letter explaining what effort has been made to obtain the consent of the city, district, or County to act as Lead Agency and outlining any specific reasons that the city, district or County declined to act as Lead Agency.

A completed request for LAFCo to act as Lead Agency is included as Attachment ____.

14. Disclosure Requirements

Pursuant to Government Code Sections 56700.1 and 81000 *et seq.*, any person or group of persons acting in concert who directly or indirectly contribute \$1,000 or more in support of or in opposition to a change of organization or reorganization that has been submitted to Nevada LAFCo must comply with the disclosure requirements of the Political Reform Act of 1974 applicable to local initiative measures to be submitted to the electorate. These requirements contain provisions for making disclosures of contributions and expenditures at specified intervals. Additional information about the requirements pertaining to local initiative measures to be presented to the electorate can be obtained by calling the fair Political Practices Commission at (916) 322-5660.

15. Deposit against Fees; Indemnification and Agreement to Pay

Applicants must provide payment of the applicable fee deposit (*see LAFCo's Fee Schedule*) as well as a signed and dated **Agreement to Pay**, which includes an indemnification provision. The Application will be considered incomplete until the deposit and Agreement to Pay are received.

16. Certification

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.

