



APPLICATION TO INITIATE PROCEEDING FOR CHANGE OF ORGANIZATION/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)

1. LAFCO PROPOSAL DESIGNATION NO.:

2. PROPOSAL INITIATED BY:

Identify the party initiating this proposal (please check one).

Public Agency

Name of Public Agency:

Resolution Date:

Name and title:

Landowner / Registered Voter Petition

Name of Chief Petitioner:

Name of Chief Petitioner:

Name of Chief Petitioner:

This party or parties shall be referred to herein as “the Applicant”.

3. DESIGNATED CONTACT PERSON:

Name:

Title:

Address:

City:

State:

Zip Code:

Telephone:

E-Mail:

The Applicant is requested to notify LAFCO immediately of any changes in the designated contact person.

4. RELATED JURISDICTIONAL CHANGES “Affected Local Agencies” (Cities and/or Special Districts):

- | | | | |
|----|------------|------------|---------------|
| a. | Annexation | Detachment | SOI amendment |
| b. | Annexation | Detachment | SOI amendment |

Attach additional sheets if necessary.



- e. Is the affected territory (any territory for which a change of organization, reorganization, or Sphere of Influence change is proposed) within the Sphere of Influence (SOI) of the city or special district into which it is proposed to be annexed?

Yes	No
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Note: If the answer is “No,” the Applicant must request an SOI amendment (4a-4d, above).

5. LANDOWNERS:

- a. Number of landowners within the affected territory:

- b. If less than 6 landowners, list:

Name:	Assessor Parcel Number:
Name:	Assessor Parcel Number:
Name:	Assessor Parcel Number:
Name:	Assessor Parcel Number:
Name:	Assessor Parcel Number:

- c. Do the boundaries of the proposal conform to existing lines of assessment?

Yes	No
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If “No,” explain:

- d. Does the proposal create any islands or corridors of unincorporated territory?

Yes	No
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If “Yes,” explain:

- e. Total Assessed Land Value:

\$	Tax Roll Year:	Date:
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6. REGISTERED VOTERS:

Number of registered voters: _____ As of: _____

Note: State Law defines a proposed change of organization or reorganization as either “Uninhabited,” in which case there are fewer than 12 registered voters in the affected territory, or “Inhabited” in which case there are 12 or more registered voters.



7. GENERAL INFORMATION:

a. Location of affected territory:

The City of

or

Unincorporated Territory known as

b. Unified School District(s) name: address:

c. Elementary School District(s) name: address:

d. High School District(s) name: address:

e. Describe the location of the affected territory, including major thoroughfares (freeways, highways, streets, alleys) that border or traverse the territory, natural features (water bodies, mountain ranges, etc.), man-made features (existing development, utility corridors, flood/drainage channels or basins, railroad lines, etc.), and any other characteristics that help identify the affected territory.

f. Size of affected territory: ± acres

g. Provide a detailed description of the affected territory and existing land-uses, including, but not limited to: commercial, industrial, multi-family or single-family residential, institutional, active recreational, and/or passive open space.



- h. Provide a detailed description of the land uses surrounding the affected territory.

- i. Provide a detailed description of the topography (flat, sloping, mountainous, etc.) of the affected territory.

- j. Provide a detailed description of any natural boundaries (rivers, lakes, streambeds, mountain ranges, etc.) within or adjacent to the affected territory.

- k. Provide a detailed description of any proposed change of use to the affected territory, including any planned development and/or on-going construction.

- l. Provide a detailed description of any flood control facilities (dams, reservoirs, flood control channels, debris basins, catch basins, etc.) within or adjacent to the affected territory.

- m. Explain why the proposal is necessary:

8. POPULATION AND HOUSING:

- a. Current Population: _____ Source: _____ Date: _____
- b. Proposed Population (if development is proposed): _____
- c. Proximity to existing populated areas: _____
- d. Likelihood of significant growth in the affected territory within the next 10 years (please circle one):
 no growth modest growth significant growth
- e. Likelihood of significant growth in adjacent areas within the next 10 years (please circle one):
 no growth modest growth significant growth

9. GOVERNMENT SERVICES:

“Government services” refers to governmental services, whether or not those services would be provided by the local agency or agencies subject to the proposal. It also includes public facilities necessary to provide those services.

- a. Estimate the present cost and describe the adequacy of government services and controls in the area: _____

- b. Estimate the probable future need for government services (including public facilities) or controls in the area: _____

- c. If the proposal includes incorporation, formation, or annexation, what will be the effect of this proposal or exclusion and of alternative courses of action on the cost and adequacy of services and controls in the proposed area and adjacent areas? _____

- d. If, as a result of this proposal, increased service demand exceeds the existing capacity, describe what will be done by the service provider to increase capacity of services: _____

- e. List any assessments, fees, or other charges to be levied as part of this proposal and/or that may be levied in the near future:

- f. List any Joint Powers Authorities (JPAs) or (equivalent) which may be providing services to the affected territory and/or surrounding territory:

10. EFFECTS OF THE PROPOSED ACTION:

- a. What will be the effect of the proposed action on adjacent areas?

- b. What will be the effect of the proposed action on mutual social and economic interests?

- c. What will be the effect of the proposed action on the local governmental structure of the County of Los Angeles?

- d. What will be the effect of the alternative action on adjacent areas, on mutual social and economic interests, and the local governmental structure of the County of Los Angeles?

e. What will be the effect or impact if the proposed action is denied by LAFCO?

11. OPEN SPACE LAND CONVERSION:

a. Will the proposal result in the conversion of any open-space lands to other uses?
Yes No

12. AGRICULTURAL LANDS:

a. Will the proposal have any effect on maintaining the physical and economic integrity of agricultural lands?
Yes No

b. Is there any Prime Agricultural Land within the affected territory?
Yes No

c. Is any of the land within the affected territory currently utilized for commercial agricultural purposes?
Yes No

d. Was any of the land within the affected territory utilized for commercial agricultural purposes within the last ten years?
Yes No

13. GENERAL PLAN AND ZONING:

a. Existing General Plan land use designation(s):

b. Is the proposal consistent with the existing General Plan land use designation?
Yes No

c. Existing Zoning designation(s):

d. Is the proposal consistent with the existing zoning designation?
Yes No

e. Is the proposal within a Specific Plan?

Yes No

f. Existing Specific Plan Designation(s):

g. Is the proposal consistent with the existing Specific Plan designation?

Yes No

h. If annexation to a city is proposed, what is the City's General Plan designation of the affected territory?

i. If annexation to a city is proposed, are the existing land-uses consistent with the City's General Plan designation(s)?

Yes No

j. If annexation to a city is proposed, what is the City's Pre-Zoning designation of the affected territory?

k. If annexation to a city is proposed, is the existing zoning consistent with the City's Pre-Zoning designation(s)?

Yes No

l. Is the proposal consistent with the most recent Regional Transportation Plan adopted by Southern California Association of Governments?

Yes No

14. PLAN TO PROVIDE SERVICES:

a. Describe services to be extended to the affected territory:

b. Describe the level and range of those services to be provided:

- c. Describe any improvements or upgrades of structures, roads, sewer, water facilities, or other public facilities associated with this change of organization/reorganization:

- d. How will services be financed?

15. TIMELY AVAILABILTY OF WATER SUPPLIES:

- a. How will the proposal impact the timely availability of water supplies adequate for projected needs?

- b. For projects involving a proposed change in land use and/or new development – Please provide a recent will-serve letter, water supply analysis, or equivalent, from the water provider(s) (wholesaler, retailer, private water company, etc.) concerning the current adequacy of water supply for the project:

16. REGIONAL HOUSING NEEDS (only for city proposals):

- a. Identify how the proposal will affect a city or cities and the County of Los Angeles in achieving their respective fair shares of the regional housing needs, as determined by the Southern California Association of Governments (SCAG):

- b. Date of most recent approval by the State Department of Housing and Community Development (HCD) of the City's Housing Element:

17. ENVIRONMENTAL JUSTICE:

Government Code Section 56668(p) defines environmental justice as “the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provisions of public services.”

a. Identify how the proposal will promote environmental justice:

18. DISADVANTAGED UNINCORPORATED COMMUNITIES (DUCs):

LAFCO maintains maps of all DUC’s within Los Angeles County on the “Disadvantaged Unincorporated Communities” section of LAFCO’s website. Please consult these maps to determine if there are DUCs within or adjacent to the affected territory that is the subject of your proposal.

a. Is the affected territory within a DUC?

NO

YES

Give general location of DUC:

b. Is the affected territory adjacent to a DUC?

NO

YES

Give general location of DUC:

19. BONDED INDEBTNESS:

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

YES

NO

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

YES

NO

c. In the case of detachment requests, does the detaching agency propose that the subject territory continue to be liable for existing bonded debt?

YES

NO



20. CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) Compliance:

- a. Check one:
 - Categorical Exemption / Statutory Exemption
 - CEQA Guideline Section:
 - Negative Declaration (ND)
 - Mitigated Negative Declaration (MND)
 - Environmental Impact Report (EIR)
- b. Identify the Lead Agency which adopted a CEQA clearance for the proposal:
- c. Date Lead Agency adopted the CEQA clearance for the proposal:
- d. Submit complete copies of CEQA compliance documents.
- e. Submit complete copies of any Notice of Exemption (NOE) or Notice of Determination (NOD).

21. CITY PLAN FOR MUNICIPAL SERVICES (only for city proposals):

Municipal Service	Current Service Provider	Proposed Service Provider
Animal Control		
Fire & Emergency Medical		
Flood Control		
Library		
Mosquito and Vector Control		
Park and Recreation		
Planning		
Police		
Road Maintenance		
Solid Waste		
Street Lighting		
Water		
Wastewater		



Animal Control

Describe services to be extended to the affected territory:

Describe the level and range of those services to be provided:

Describe any improvements or upgrades or transfers of facilities:

How will services be financed?

Fire and Emergency Services

Describe services to be extended to the affected territory:

Describe the level and range of those services to be provided:

Describe any improvements or upgrades or transfers of facilities:

How will services be financed?

Flood Control

Describe services to be extended to the affected territory:

Describe the level and range of those services to be provided:

Describe any improvements or upgrades or transfers of facilities:

How will services be financed?

Library

Describe services to be extended to the affected territory:

Describe the level and range of those services to be provided:

Describe any improvements or upgrades or transfers of facilities:

How will services be financed?

Mosquito & Vector Control

Describe services to be extended to the affected territory:

Describe the level and range of those services to be provided:

Describe any improvements or upgrades or transfers of facilities:

How will services be financed?

Parks and Recreation

Describe services to be extended to the affected territory:

Describe the level and range of those services to be provided:

Describe any improvements or upgrades or transfers of facilities:

How will services be financed?



Planning

Describe services to be extended to the affected territory:

Describe the level and range of those services to be provided:

Describe any improvements or upgrades or transfers of facilities:

How will services be financed?

Police

Describe services to be extended to the affected territory:

Describe the level and range of those services to be provided:

Describe any improvements or upgrades or transfers of facilities:

How will services be financed?

Road Maintenance

Describe services to be extended to the affected territory:

Describe the level and range of those services to be provided:

Describe any improvements or upgrades or transfers of facilities:

How will services be financed?



Solid Waste Disposal

Describe services to be extended to the affected territory:

Describe the level and range of those services to be provided:

Describe any improvements or upgrades or transfers of facilities:

How will services be financed?

Street Lighting

Describe services to be extended to the affected territory:

Describe the level and range of those services to be provided:

Describe any improvements or upgrades or transfers of facilities:

How will services be financed?

Water

Describe services to be extended to the affected territory:

Describe the level and range of those services to be provided:

Describe any improvements or upgrades or transfers of facilities:

How will services be financed?



Wastewater

Describe services to be extended to the affected territory:

Describe the level and range of those services to be provided:

Describe any improvements or upgrades or transfers of facilities:

How will services be financed?

INDEMNIFICATION / LEGAL DEFENSE

As a condition to the Local Agency Formation Commission for the County of Los Angeles' (LAFCO's) evaluation of the Applicant's proposal, the Applicant and, if different, the Real Party In Interest (i.e., the landowner) _____ hereby warrant, represent, and agree to defend, indemnify, hold harmless LAFCO and its agents, officers, commissioners, and employees from any claim, action, or proceeding against LAFCO or its agents, officers, commissioners, and employees, relating to or arising out of LAFCO's evaluation or processing of the proposal, including, but not limited to, any action to attack, set aside, void, annul, enjoin, or compel LAFCO's approval, disapproval, evaluation, or processing of the proposal, which indemnification obligation includes, but is not limited to, Applicant/Real Party In Interest being required to pay for any costs and reasonable attorneys' fees incurred or anticipated to be incurred by LAFCO in connection with any such action. This indemnification obligation shall not include intentional or willful misconduct on the part of LAFCO, but shall include passive and/or concurrent active negligence by LAFCO. Applicant/Real Party In Interest agree that LAFCO has the right to appoint its own counsel for its defense and conduct its own defense in the manner it deems in its best interest, and that such actions will not relieve or limit Applicant's/Real Party In Interest's obligations to indemnify and reimburse defense costs. At the discretion of the Executive Officer, a deposit or deposits of funds by the Applicant may be required in an amount or amounts sufficient to cover any anticipated or incurred litigation costs.



PROPOSAL CERTIFICATION

By my signature below, I hereby certify my understanding that:

- I/We are authorized to make these certifications and file this Proposal with LAFCO on behalf our city, special district, corporation, landowner, and/or other party filing said Proposal, and I/we will provide written evidence of same to LAFCO upon request.
- It is the responsibility of the Applicant to substantiate this Proposal.
- There is no guarantee, expressed or implied, that any Proposal will be approved by LAFCO.
- Each matter must be carefully evaluated by LAFCO staff.
- LAFCO staff’s recommendation may change during the course of the review based on the information presented.
- A public hearing may be required, the proposal may be subject to a “protest” process, and the proposal may be subject to an election.
- The environmental review (pursuant to the California Environmental Quality Act) associated with the submittal of this application is preliminary, and, after further evaluation, additional information, reports, studies, applications, and/or fees may be required.
- The required map and geographic description must conform to the “Instructions of Completing Maps and Geographic Descriptions,” to the satisfaction of the Executive Officer.
- If my proposal is denied, I am/We are not entitled to any refund of fees paid.
- Submitting inaccurate or incomplete information may result in delays or denial of my Proposal.
- The information I have provided in this Proposal, including all attachments and supplemental information provided, is accurate and correct to the best of my knowledge, subject to penalty of perjury.
- This proposal will not be scheduled for consideration by the Commission (LAFCO) until all required documents are provided, to the satisfaction of the Executive Officer.
- I/We have reviewed and agree to the Indemnification/Legal Defense terms, above.

I have read and understand the foregoing, and agree to the submittal of this Proposal.

APPLICANT

REAL PARTY IN INTEREST

Signature/Date

Signature/Date

Name of Applicant

Name of Real Party In Interest

Name & Position of Person Signing
(if different from Applicant)

Name & Position of Person Signing
(if different from Real Party In Interest)