

CHANGE OF ORGANIZATION / REORGANIZATION APPLICATION

Submit the following items for any change(s) of organization:

1. Change of organization/reorganization application.
2. A certified Resolution of Application from an affected district, **OR** a petition of landowners or registered voters making application.
3. One copy of a metes-and-bounds legal description of the perimeter of the subject area.
4. One reproducible plat map with 10 prints.
5. Two copies of a vicinity map of the subject territory.
6. Environmental documentation: (submit documents from one category)

Initial Study: If no environmental review has been conducted, submit a completed Initial Study form available from the LAFCo office.

Categorical Exemption: If an agency has certified that the project qualifies for a categorical exemption from CEQA, please submit one copy of this finding.

Negative Declaration: If a Negative Declaration (ND) has been prepared, submit one copy of the ND with its certifying resolution and Initial Study.

Environmental Impact Report: If an Environmental Impact Report (EIR) has been prepared, submit 15 copies of the EIR with the certifying resolution. If applicable, only one copy of an appendix is required.

7. If the proposal includes annexation to a city, submit one copy of the city's resolution approving the rezoning and general plan land use designations for the subject territory.
8. LAFCo processing fees (refer to fee schedule or contact LAFCo office).
9. Disclosure Statement (available from LAFCo office).

Additional information may be requested during staff's review of the proposal.

**Trinity Local Agency Formation Commission
190 Glen Road, P.O. Box 2819
Weaverville, CA 96093
(530) 623-1351 (530) 623-1353**

CHANGE OF ORGANIZATION / REORGANIZATION APPLICATION

The information in this application is used by LAFCo staff to evaluate requests for changes to government organization. Please respond to all items in this form, and indicate "NA" when an item does NOT apply.

<u>Agency(ies)</u> (District)	<u>Change of Organization / Action</u> (Annexation, Detachment, Sphere Amendment, etc.)
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____

As part of this application, of _____ district, _____ (the applicant), and the _____ (real party in interest: subject landowner and/or registered voter) agree to defend, indemnify, hold harmless, and release the Trinity LAFCo, its agents, officers, attorneys, and employees from any claim, action, proceeding brought against any of them, the purpose of which is to attack, set aside, void, or annul the approval of this application or adoption of the environmental document which accompanies it. This indemnification obligation shall include, but not be limited to, damages, costs, and expenses, including attorneys' fees.

The person signing this application will be considered the proponent for the proposed action(s) and will receive all related notices and other communications. I acknowledge that annexation to the city of _____ or the _____ district may result in the imposition of taxes, fees and assessments existing within the (district) on the effective date of annexation. I hereby waive any rights I may have under Articles XIIC and XIID of the State Constitution (Proposition 218) to a hearing, assessment ballot proceeding or an election on those existing taxes, fees and assessments.

Signature: _____ Date: _____

Print/Type Name: _____

Address: _____

Phone#: _____

Property Address: _____

Cross Street(s): _____

Assessor Parcel#: _____ Acres: _____

If anyone in addition to the person signing this application is to receive notices of these proceeding, please indicate below.

Name: _____

Address: _____

Phone#: _____

DESCRIPTION / JUSTIFICATION

1. Explain in detail why the proposal is necessary ***at this time*** (e.g., condition of an approved tentative map, an existing structure requires a new services, etc.).

2. Describe the use of the ***developed*** property, including details about existing structures. Describe the anticipated development of ***vacant*** property, including the types of buildings, number of units, supporting facilities, etc., and when development is scheduled to occur.

3. Describe the topography and physical features of the territory, as well as its general location in relation to communities, major freeways/highways, roads, etc.

4. How many residents live within the subject territory? _____
How many of these residents are registered voters? _____

LAND USE INFORMATION

If the territory is not within a city, County general plan and zoning information may be obtained by calling (858) 565-5981 or toll-free (888) 267-8770 with the Assessor Parcel Number(s) of the subject property. If the territory is within a city, please call the appropriate city's planning department.

1. **County:**

The territory is within the _____ community plan.
The County General Plan or community plan designation is _____.
The current County zoning is _____.

2. **City:**

The territory is within the general plan area for the City of _____
 The land use designation is _____
 The current City zoning is _____
 The current City rezoning is _____

3. Indicate below ALL permits or approvals that will be needed by the County of any city to complete the project. If already granted, please note the date of approval and attach a copy of each resolution of approval. If approval is pending, please note the anticipated approval date.

TYPE OF APPROVAL OR PERMIT	FILE NO.	APPROVAL DATE	IS RESOLUTION ATTACHED?
Tentative Subdivision Map			
Tentative Parcel Map			
Major Use Permit			
City or County General Plan Amendment			
City Rezoning			
County Rezone			
(Other)			

4. Describe the predominant uses of adjacent land (vacant, residential, commercial, etc.):

North: _____ East: _____
 South: _____ West: _____

5. Indicate with a "X" if any portion of the territory contains the following:

_____ Agricultural Land Uses _____ Coastal Permit Zone
 _____ Agricultural Preserve _____ Sewer Moratorium area
 _____ Open Space Easement _____ Slopes greater than 25%
 _____ Unusual features such as: _____

6. For city annexations – is any part of the annexation territory under a Williamson Act contract?

☐ Yes ☐ No

If yes, contact the LAFCo office for special instructions regarding petition/resolution of application requirements.

PUBLIC SERVICES

(Identify agencies that provide services to the subject territory.)

Sewer and Water Services:

1. Is the subject territory within a district or city that provides public sewer service? If yes, which agency? ☐ Yes ☐ No

2. Is a developed parcel requesting annexation due to failed septic system? ☐ Yes ☐ No
If yes, please include a copy of any letters from the Health Department or private septic system company.
- a. If no, is annexation for sewer service part of this application? ☐ Yes ☐ No
If annexation for sewer service is required, which district or city would serve the territory if this jurisdictional change is approved?

- b. Has the agency that will be providing service issued a letter of sewer availability? If yes, please provide a copy of the letter with this application. ☐ Yes ☐ No
- c. Will the agency be prepared to furnish sewer service upon annexation? If no, please explain: ☐ Yes ☐ No

- d. Does the agency have the necessary contractual and design capacity to provide sewer service to the proposal area? ☐ Yes ☐ No
If no, please describe the agency's plan to increase its capacity:

- e. Specify any sewer improvements (on and off site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees).

- f. Will the subject territory be annexed to a sewer improvement district? ☐ Yes ☐ No
3. The distance for connection to the agency's existing sewer system is _____ feet.

4. Is the subject territory within a district that provides public water service? If yes, which agency? _____ ☐ Yes ☐ No
5. Is a well or other on-site water system currently used on the property? ☐ Yes ☐ No
6. Is an on-site system proposed to be used when the property is developed? ☐ Yes ☐ No
7. Is annexation for water service part of this application? If yes, which district would serve the territory if this jurisdictional change is approved? _____ ☐ Yes ☐ No
- a. Will the agency that will be providing service be prepared to furnish water service upon annexation? If no, please explain: _____ ☐ Yes ☐ No
- b. Does the agency have the necessary contractual and design capacity to serve the proposal area? If not, what plans does the agency have to increase its capacity? _____ ☐ Yes ☐ No
- c. Specify any improvements (on and off site) that will be necessary to connect and serve the anticipated development. Indicate the total cost of these improvements and method of financing (e.g., general property tax, assessment district, landowner or developer fees). _____ ☐ Yes ☐ No
- d. Will the subject territory be annexed to an improvement district? ☐ Yes ☐ No
8. The distance for connection to the agency's existing water system is _____ feet.

COMPLETE THE FOLLOWING SECTION ONLY IF YOU NEED TO ANNEX TO A FIRE PROTECTION SERVICE PROVIDER OR IF THE CURRENT FIRE PROTECTION PROVIDER IS PROPOSED TO CHANGE.

Fire Protection:

1. Is the territory currently within an agency that provides fire protection? ☐ Yes ☐ No
- a. If yes, which fire protection agency currently provides service? _____
- Location/address of the current fire service provider: _____
- Estimated response times are: priority: _____ min. non-priority: _____ min.
- b. If no, is annexation for fire service part of application? ☐ Yes ☐ No

2. Which district would serve the territory if this jurisdictional change is approved?

Location/address of the proposed fire service provider:

Estimated response times are: priority _____ min. non-priority _____ min.

PLEASE COMPLETE THE FOLLOWING SECTION ONLY IF YOUR POLICE PROTECTION PROVIDER IS PROPOSED TO CHANGE

Police Protection:

1. Which police agency currently serves this territory? _____

Location/address of nearest police station: _____

Estimated response times are: priority _____ min. non-priority _____ min.

2. Which police agency would serve the territory if this jurisdictional change is approved?

Location/address of their nearest police station: _____

Estimated response times are: priority: _____ min. non-priority: _____ min.

FISCAL AND PUBLIC SERVICE INFORMATION: (To be completed by the annexing district)

- | | | | |
|----|--|------------------------------|-----------------------------|
| 1. | Is the territory within an agency's sphere of influence? If yes, which district? _____
_____ | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. | Upon annexation, will the territory be included within any assessment district and be subject to assessment for new or extended services? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. | Does the district have plans to establish any new assessment district that would include the annexing area? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. | Will the annexing area assume any existing bonded indebtedness? If yes, indicate any taxpayer cost.

_____ | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 5. | Will the annexing area be subject to any special taxes, benefit charges, or fees? If yes, please provide details of all costs.

_____ | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 6. | Does the affected territory contain existing commercial development that generates retail sales of ten million dollars or more per year? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. | Is the district requesting an exchange of property tax revenues as a result of this proposal? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. | Is this jurisdictional change subject to a master property tax exchange agreement? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 9. | For city annexations – is any part of the annexation territory under a Williamson Act contract? If yes, contact the LAFCO office for special instructions regarding petition/resolution of application requirements. | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Representative/Title

Date

Representing: _____
(District)

Phone#: _____