



Local Agency Formation Commission
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SPHERE OF INFLUENCE “JUSTIFICATION OF PROPOSAL” APPLICATION

LOCAL AGENCY FORMATION COMMISSION Of Merced County

Authority:

As required by the Cortese-Knox Local Government Reorganization Act of 2000, Section 56425, any local agency, county, city or special district desiring amendment or revision of an adopted sphere of influence may, by resolution of its legislative governing body, file a request with the Executive Officer of the Local Agency Formation Commission. In order to have a complete review of the proposal, this Justification of Proposal form must be submitted with the following:

Supplemental Information:

- Map: Professionally drawn blackline map depicting the existing and proposed boundaries of the proposal, acreage and north arrow. Map shall be of reproducible quality and 8 1/2" x 11" when possible, but no larger than 11" x 17".
- Resolution: Of the applying entity specifying action requested and designating representative on their behalf.
- Planning Documentation: Most recently adopted Plans identifying the proposed sphere, including Infrastructure Master Plans, Specific or General Plans, and any technical documentation supporting the proposal.
- City/County Agreement: In accordance with Government Code Section 56425(b), before a city submits a sphere of in Influence amendment application to LAFCO, representatives of the City must meet with representatives of the County and attempt to reach an agreement in the proposed sphere boundary. This discussion must address the new boundaries of the proposed Sphere, methods to reach agreement on development standards, and planning and zoning requirements. If the City or County have reached an agreement, a copy of the resolutions from both the City and County adopting the agreement must be attached to the application. If an agreement has not been reached, provide the date(s) when the City and County held discussions.

Please select on of the following:

- Attached are the resolutions No. _____ confirming the City and County agreement.
- No Agreement was reached, but negotiations were held on the following date(s):

Agency Requesting Action:

APPLYING ENTITY _____

ADDRESS _____

TELEPHONE NUMBER _____

AGENCY CONTACT _____

Nature of Proposal:

This application proposes:

- ___ A complete revision of an existing sphere.
- ___ A minor amendment to an existing sphere.
- ___ Establishment of a new sphere.

Justification for the Proposal:

1. What is the reason this sphere amendment application was submitted?

2. What is the total acreage of the proposal?

Existing Sphere Acreage	
Proposed Sphere Amendment Area	
Revised Sphere Total	

3. Are the proposed boundaries and services to be provided reflected in the current Municipal Service Review (as required in Government Code Section 5643.) for the city or special district? If not, is an amendment to the MSR being submitted with the Sphere of Influence applications?

4. What are the present and projected 20-year population levels of the agency? (Relevant only for agencies which provide municipal or urban facilities or services for development).

5. Identify and explain the General Plan provisions for the desired Sphere of Influence boundary and all planned land uses in the expanded sphere.

What land uses exist on the proposed inclusion area?

Existing Land Use	Acreage

What land use(s) is/are proposed if the revision or amendment is approved by LAFCO?

Proposed Land Use	Acreage

6. Give reasons for not selecting vacant alternative sites in the agency's current boundaries or current sphere of influence prior to expanding the sphere?

(For municipal or urban services providers)

7. Does the City's or County's General Plan demonstrate the present and probable need for public facilities and community services (including the sequence, timing and probable cost of providing such services) within the proposed Sphere of Influence boundary?

8. What services are provided by the agency and what are the service capacity levels?

Service	Total Capacity	Existing Capacity	Committed Capacity	Capacity Allotted for Inclusion Area	Remaining Capacity
Water					
Sewer Capacity					

Fire Protection (For City or Fire District Sphere revisions only)

Provide information on the current capacity of the existing fire protection services and how the City or district intends to serve the proposed sphere expansion area. Include information on if there is a need for additional manpower, equipment, facilities, or if the City's water storage capacity is sufficient to provide adequate fire flows.

Police Protection (For City and public safety special district Sphere amendments)

Provide information on the current capacity of the existing police protection services and how the City intends to serve the proposed sphere expansion area. Include information on if there is a need for additional equipment, facilities, manpower.

Parks and Recreational Facilities (For urban district and City Sphere amendments)

Discuss the Agency's existing capacity of park and recreational facilities and identify plans to provide recreational amenities serving the proposed Sphere expansion area.

Transportation Facilities (For all urban service district and City annexations)

Identify the circulation plan within the proposed sphere territory and how transportation services will be provided for future development (i.e. bike paths, public transportation, pedestrian corridors, and roadways).

9. What other agencies provide the same services in the area?

Agency	Service

10. Are any additional services proposed (not referenced above) and when would they be provided?

11. Are there any services the agency is planning to provide for the expanded sphere area that cannot be provided to property owners within the present boundaries of the agency?

12. What is the cost of providing services and improvements to the proposed area in comparison to the vacant alternative sites within the current sphere of influence?

13. Is any annexation of the proposed sphere territory proposed in the next 10 years? If so, how much acreage and how soon?

Annexation Name	Acreage	Proposed Date of Annexation

(For City, County, and urban special district proposals)

14. Identify General Plan policies regarding the phasing of future annexations which is consistent with the policies of Merced County LAFCO and the Cortese/Knox/Hertzberg Act.

(For City, County, and urban special district proposals)

15. Identify the General Plan policies regarding the timing of conversion of agricultural and other open space lands and the avoidance of conversion of prime soils within the proposed Sphere.

16. Identify all parcels within the proposed Sphere participating in the Williamson Act Program otherwise known as the California Land Conservation Act of 1965.

a. Will the agency provide facilities or services related to sewer, nonagricultural water, storm water collection, or streets and roads to lands within the territory that are currently participating in the Williamson Act?

b. Does the landowner consent to being included within the sphere of influence?

Assessors Parcel Number	Acreage	Non-Renewal Date	Consent to Proposal Y/N	Type of Services Provided to Parcel

c. Will the City participate in the California Land Conservation Act of 1965 if the parcels will remain under a Williamson Act Contract?

17. Identify the existence of any social or economic communities of interest within the planning area, such as the relationship between any adjacent or nearby cities or special districts that provide urban services, which may affect the boundaries of the proposed Sphere of Influence.

(For City, County, and Urban Special District proposals)

18. Identify efforts and City or County policies to direct growth away from large concentrations of prime agricultural land shall be demonstrated, recognizing that some conversion of prime lands may be inevitable.

19. Provide and discuss the environmental documentation the Commission can rely on to make a determination of the proposed sphere amendment's environmental impacts (i.e. CEQA documents relied on by the agency requesting the sphere amendment).

Authorization:

Respectfully Submitted By,

Signature

For:

Public Entity Representative

Date: _____