

**SAN LUIS OBISPO LAFCO  
Local Agency Formation Commission**

**Proposal Application**

The California Government Code requires the Commission to review specific factors in its consideration of this proposal. Please complete this form to facilitate our review.

Please provide the names and addresses of the Applicant's Agent or and/or other persons to whom copies of the Agenda, Executive Officer's report and any required notice or hearing is to be furnished.

<b>Applicant/Agents</b>		
<b>Name</b>	<b>Address</b>	<b>Telephone Number</b>
Will Clemens	PO Box 599, Oceano, CA 93475	805-481-6730

<b>Interested Parties</b>		
<b>Name</b>	<b>Address</b>	<b>Telephone Number</b>

<b>E-mail Addresses</b>	
will@oceanocsd.org	

**Proposal Type:**

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> ANNEXATION          | <input type="checkbox"/> OUTSIDE USER AGREEMENT     | <input type="checkbox"/> SPECIAL STUDY                     |
| <input type="checkbox"/> SPHERE OF INFLUENCE | <input type="checkbox"/> SPECIAL DISTRICT FORMATION | <input type="checkbox"/> INCORPORATION OF CITY             |
| <input type="checkbox"/> DISSOLUTION         | <input type="checkbox"/> MERGERS                    | <input checked="" type="checkbox"/> DIVEST/ACTIVATE POWERS |
| <input type="checkbox"/> CONSOLIDATIONS      | <input type="checkbox"/> REORGANIZATIONS            | <input type="checkbox"/> DETACHMENT                        |

## **General Information**

Name & Type of Proposal: Oceano Community Services District  
(e.g., name, type, jurisdiction)

Divestiture of Fire Protection Services

1. This Application was initiated by:

Petition     Resolution of Application

2. Does the application include 100% written consent of each property owner in the affected territory?

Yes     No

3. State reason(s) for requesting the proposed action: The District can no longer meet the needs and requirements for the purpose of providing Fire Protection Services.

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4. State location of affected territory: Within Oceano Community Services District Boundaries.

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5. Is the affected territory inhabited or uninhabited (less than 12 registered voters)?

Inhabited     Uninhabited

6. Do the boundaries of the district or city overlap or conflict with the boundaries of the proposed annexation?

Yes     No

If yes, justify the need for overlapping or conflicting boundaries: \_\_\_\_\_

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7. Do the boundaries of the territory split lines of assessment?

Yes     No

8. Do the boundaries of the territory proposed create an island or corridor of unincorporated territory or a strip?

\_\_\_\_\_ Yes      \_\_\_\_\_ No

If yes, justify the necessity for the boundaries as proposed: \_\_\_\_\_

9. If the proposed boundary follows a street or highway, does it include the entire street or highway?

\_\_\_\_\_ Yes      \_\_\_\_\_ No

10. List the cities or district(s) that will be affected by this proposal: \_\_\_\_\_

**Land Use Information**

11. Total acreage: \_\_\_\_\_

APN #s \_\_\_\_\_

12. Indicate the zoning. County and City rezoning of the site:

County: \_\_\_\_\_

City: \_\_\_\_\_

13. Describe any special land use concerns found in General Plans: \_\_\_\_\_

14. Describe the existing land use: \_\_\_\_\_

15. What is the proposed land use? \_\_\_\_\_

16. Has the affected territory been rezoned?      \_\_\_\_\_ Yes      \_\_\_\_\_ No

Date: \_\_\_\_\_ (Please attach ordinance)

If yes, what is the rezoning use and densities (if applicable) permitted? \_\_\_\_\_

17. Describe the specific development potential of the property: \_\_\_\_\_

18. Has a Land use Permit, Conditional Use Permit, Tract Map, or Specific Plan or other land use approval been given for the property(ies)?

\_\_\_\_\_ Yes                  \_\_\_\_\_ No

\*If yes, please attach a copy of the approval\*

**Environmental Information**

(Please submit any environmental studies that have been completed.)

19. Has an environmental determination (Negative Declaration-Environmental Impact Report) been certified by a legislative body?

\_\_\_\_\_ Yes                   No

\*If yes, please attach a copy\*

20. Is the site presently zoned for or engaged in agricultural use?

\_\_\_\_\_ Yes                  \_\_\_\_\_ No

If yes, please explain: \_\_\_\_\_

Prime agricultural land:

\_\_\_\_\_ Yes                  \_\_\_\_\_ No

21. Will extension of services requested for this proposal induce growth on affected property?                  \_\_\_\_\_ Yes                  \_\_\_\_\_ No

On adjacent properties?                  \_\_\_\_\_ Yes                  \_\_\_\_\_ No

Unincorporated?  Yes  No

Both?  Yes  No

22. Will the proposal require public services from any agency or facility that is currently operating at or near capacity, i.e., sewer, water, police, or fire?

Yes  No

If yes, please explain: \_\_\_\_\_

\_\_\_\_\_

23. Please describe the environmental setting of the site: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

24. Terrain: Level to gently rolling (0-10%)

Slopes (10-30%)

Steep slopes (over 30%)

25. Hydrology (streams, lakes, or marshes on site)?  Yes  No

If yes, please describe: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

26. Vegetation:

Has the natural vegetation already removed or altered?

Yes  No

27. Are there any endangered plant species on site?  Yes  No

28. Have any endangered or threatened species been identified?

Yes  No

If yes, please explain: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



## **IV. FEES AND COST ACCOUNTING AGREEMENTS**

LAFCO

Public Works Department

### Instructions:

- Please check with LAFCO staff regarding questions about fees.
- Cost Accounting Agreements with both the County and LAFCO must be completed and submitted.
- The Agreement would only be used if the fees were not sufficient to cover processing costs.
- If you have any questions, please contact us at 805-781-5795 or visit our website at: [www.slo.lafco.ca.gov](http://www.slo.lafco.ca.gov) or feel free to contact us via email at the following addresses:

[rfitzroy@slo.lafco.ca.gov](mailto:rfitzroy@slo.lafco.ca.gov)

[imarquez@slo.lafco.ca.gov](mailto:imarquez@slo.lafco.ca.gov)

[mbing@slo.lafco.ca.gov](mailto:mbing@slo.lafco.ca.gov)

## **IV. FEE SCHEDULE & COST-ACCOUNTING AGREEMENTS**

### **FEE SCHEDULE**

(ADOPTED 09/20/01, REVISED 04/27/05, 09/20/07, 03/30/10, 04/30/13, 01/19/17, 09/12/17)

All fees shall be paid prior to the acceptance of an application for processing. All fees should include the appropriate Processing Fee (Minimum \$1,500), Environmental Fees and Public Works Department Fee (\$720 per application for checking maps and legal descriptions. Please pay this by separate check). Where indicated below, the fees are an initial deposit toward the actual cost of processing a proposal. The applicant shall enter into an agreement to provide for reimbursement to LAFCO for the actual costs of processing an application. A refund shall be issued for any portion of the fee not used for processing. Where fees exceed the required amount indicated below, the applicant shall be notified by the Executive Officer to pay an additional amount equal to the initial deposit. The proposal shall be suspended until such additional funds are deposited with the LAFCO Clerk.

#### **Annexation/Detachment Processing Fees**

##### **Acres**

0.1 - 4.99	\$1,500 Deposit Toward Project Cost
5.00 – 9.99	\$2,500 Deposit Toward Project Cost
10.00 – 14.99	\$3,500 Deposit Toward Project Cost
15.00 – 19.99	\$4,500 Deposit Toward Project Cost
20.00 +	\$5,000 plus \$10.00/acre Deposit Toward Project Cost

#### **Other Processing Fees**

#### **Incorporations, Formations, Other Actions**

Formation of a Special District	\$5,000 Deposit Toward Project Cost
Incorporation of a City	\$15,000 Deposit Toward Project Cost
Dissolution of one or more Districts	\$2,500 Deposit Toward Project Cost
Disincorporation of a City	\$5,000 Deposit Toward Project Cost
Consolidation of Districts	\$3,000 Deposit Toward Project Cost
Merger of Districts	\$3,000 Deposit Toward Project Cost
Establishment of Subsidiary Districts	\$3,000 Deposit Toward Project Cost
Reorganization of City or District (Two or more of the above changes of organization, excluding incorporation of a city.)	\$7,500 Deposit Toward Project Cost



**Sphere of Influence Fees**

Sphere of Influence amendment -  
Result of Proposal-

**Acreage**

4.99 acres or less	\$1,500 Deposit Toward Project Cost
5 - 9.99 acres	\$2,500 Deposit Toward Project Cost
10+ acres	\$3,500 Deposit Toward Project Cost
Agency Request for Comprehensive SOI Update or Municipal Service Review	\$5,000 Deposit Toward Project Cost

**Environmental Fees**

Initial Study Fee	\$500 Deposit Toward Project Cost
Negative Declaration Fee	\$1,000 Deposit Toward Project Cost
Responsible Agency	\$1,000 Deposit Toward Project Cost
Categorical Exemption	\$500 Deposit Toward Project Cost
EIR Appeal Fee	\$1,000 Deposit Toward Project Cost
EIR required and LAFCO is Lead Agency	Minimum \$5,000 deposit to be increased to equal 25% of the cost of the report

**Other Fees**

Sphere of Influence Amendment & Annexation to California Water District	
• SOI Amendment	\$1,000 Deposit Toward Project Cost
• Annexation	\$2,000 Deposit Toward Project Cost
• CEQA	\$500 Deposit Toward Project Cost
Activation of Latent District Powers	\$2,500 Deposit Toward Project Cost
Request for Reconsideration	\$1,500 Deposit Toward Project Cost
Fee Waiver Request	\$500 Deposit Toward Project Cost
Request for Time Extension	\$500 Deposit Toward Project Cost
Study Session Request	\$2,500 Deposit Toward Project Cost
Request for Fiscal Analysis or Other Studies	\$2,500 Deposit Toward Project Cost
Outside User Agreement	\$2,500 Deposit Toward Project Cost
Pre-application Review	Limited to three (3) hours of staff time, then actual cost
Petition Verification Fee	Minimum filing fee of \$10 + \$1.00 per signature
Processing request for the State Controller's review of an incorporation fiscal analysis	\$1,500
Annual Agenda Mailing List Fee	\$25
Executive Officer's Report (Monthly mailings for 12 months)	\$100
Copying Fee	\$.10 per page

**State Fees**

State Board of Equalization, State Controller's Office and the Department of Fish and Game Fees in accordance with their fee schedules. These fees are collected after proposal approval.

**Other Charges**

In additional to the fees specified herein, the Executive Officer may charge an applicant/appellant for the actual costs that are incurred as a result of processing a proposal that are not covered in the Commission's fee schedule. An applicant/appellant may appeal the decision of the Executive Officer in writing. Such appeal will be presented to the Commission at its next meeting.

Refunds for withdrawn proposals shall be based on an estimate by the Executive Officer of the total costs incurred in processing the proposal up to the date of the withdrawal request.

**Fee Waiver**

The Commission, upon a finding that such action would be in the public's best interest and/or is necessary for health and safety reasons, may waive fees partially or in total. Requests for fee waiver must be submitted in writing to the Commission. Fees may be waived by the Executive Officer for proposals filed in response to Commission conditions.

**Public Works Department Fee**

\$720 per application for checking maps and legal descriptions.

**Clerk-Recorder Department Fee**

\$50 for processing and filing a Notice of Determination as set forth in CEQA Guidelines.

**LAFCO Charge-out Rates:**

Executive Officer	\$110/hour
Analyst	\$85/hour
Commission Clerk	\$50/hour
Legal Counsel	\$150/hour

## FEE SCHEDULE WORKSHEET

1. **Processing Fee (depends upon proposal type):** \$ 3000

Annexation fees are based upon total acreage. Other types of proposals also include a processing fee. Reorganizations (two or more changes of organization) have a separate fee.

2. **Sphere of Influence Fee:** \$ \_\_\_\_\_

SOI fees are also based upon acreage and represent an initial deposit toward the proposal's processing cost.

3. **Environmental Fees:** \$ 500

Environmental Determination fees are required for compliance with the California Environmental Quality Act (CEQA).

4. **Other Fees:** \$ \_\_\_\_\_

**Total LAFCO Fees Due with Application Filing:** \$ \_\_\_\_\_

\*Checks should be made payable to LAFCO\*

5. **Public Works Department Fee** \$ \_\_\_\_\_

\$720 per application for checking maps and legal descriptions. A separate check made out to the County is required.

6. **State Board of Equalization (BOE) & County Clerk-Recorder Fees:** \$ \_\_\_\_\_

The BOE fees are paid after LAFCO approval has been granted. A separate check made out to the State Board of Equalization is required.

***If you need help in determining your fees, please contact LAFCO staff for assistance at (805) 781-5795.***

## COST ACCOUNTING AGREEMENT

Applicant: Oceano Community Services District

Mailing Address: PO Box 599

Oceano, CA 93475

Telephone: 805-481-6730

Fax: \_\_\_\_\_

E-mail Address: will@oceanocsd.org

The cost of processing an application may exceed the initial deposit required. In order to recover any additional costs associated with processing your application, the Local Agency Formation Commission, LAFCO, has found it necessary to implement a provision of the Fee Schedule that provides full cost recovery for processing an application.

I, Will Clemens, the landowner and/or responsible Applicant, agree to pay the actual costs pursuant to the Fee Schedule attached hereto, plus copying charges and related expenses incurred in the processing of this application. I also understand that if payment on any billings prior to final action is not paid within thirty (30) days, I agree that processing of my application will be suspended until payment is received.

In order to implement the cost accounting provisions, please sign and date this statement indicating your agreement to the cost accounting procedure agreement. This signed agreement is required for your application to be accepted for processing. Checks may be made payable to LAFCO and delivered or mailed to the LAFCO Office at 1042 Pacific Street, Suite A, San Luis Obispo, CA 93401. If you have questions regarding your application, please contact the LAFCO Office at (805) 781-5795.

  
\_\_\_\_\_  
Applicant's Signature

1/24/23  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date