



Annexation/Reorganization Application

Planning Division	City Council	LAFCO
Received:	Hearing Date:	Date:
Fees paid:	Action:	Certificate of Completion
	Resolution No.	

This space for staff use only

Applicant Information

Applicant:		Phone:	
Mailing address:	City:	State:	Zip:
Property Owner:		Phone:	
Mailing address:	City:	State:	Zip:
Agent:		Phone:	
Mailing address:	City:	State:	Zip:

IMPORTANT! Please read filing instructions before completing this application

When an application for any proposal is left for filing, the mere act of leaving the application does not mean the application has been accepted as being complete. You will be notified within thirty (30) days in writing whether the application has been accepted as being complete and setting a tentative public hearing date. This is not a local requirement, but a State requirement found in Chapter 65943 of the Government Code

A separate application must be filed for each site, which may be comprised of one or more contiguous parcels. The application must be signed by all owners of the parcels included in the annexation territory or by a person having the lawful power of attorney.

NOTE: A preliminary meeting with Planning Division staff is required prior to filing an application.

This application must be filled out completely and with full answers to every statement and question. This application must be signed by the owner or owners, or legally authorized agent.

Please submit the following information with your application:

- Plot Plan map (to scale) showing lot dimensions, existing structures, and easements served (17) copies of 18" x 26" minimum size.
- All elevations of new or existing structures (17) copies 18" x 26" minimum size
- Please provide one reduced copy (8 ½" x 11") of the plot plan ad all elevations.
- Application must be accompany any applications or petition for variance, conditional use permits, and general plan amendments.
- All setbacks and buildings separations
- Automobile parking arrangement including the location of driveways and dimension of same.

- Location of type of existing or proposed walls, and/or fences, landscape and amount of landscaping in turf, and amount of landscaping in low water usage plants.
- All improvements as required by the Zoning Ordinance (obtain copy of the improvement standards from planning staff for the zone district where the property is located.)
- Signed consent to Annex form signed by each parcel owner
- Legal description and map for the area to be annexed as per state requirements (see attached).
- List of all addresses located within the site and an estimate of the population.
- Submit an accurate scale drawing of the site and the surrounding area for distance of at least three hundred feet (300') from each boundary of the site showing the location of streets and property lines and the names and last known addresses of the recorded legal owners of all properties shown on the drawings. In addition, mobile home park residents will need to be identified. PLEASE TYPE NAMES AND ADDRESSES OF ALL PROPERTY OWNERS ON MAILING LABELS and including mobile home residents which shall be identified by6 "resident" and "space-number." In addition, the Planning Director may at his discretion, expand the noticing requirements in high growth areas, where it is clear that the county assessor's roll is not current with names and address. (Council authorization 7-2-2002)
- Complete and submit the Environmental Information Form.

Subject Site Information

Site address or location of property:

Assessor's Parcel Numbers:

Total property size in acres or square footage (gross/net):

Current Zoning:

Describe how the site is currently developed:

Existing land use:

Existing land use of adjacent properties:

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

Project Description

- 1) REQUEST: Describe fully the type of use and improvements proposed; how the proposed use and improvements are to be designed and arranged to fit into the development of adjacent property and neighborhood; and why there is a need for such use:
- 2) Describe the existing structures on the site:

Entitlement Applications

Pending/Status: (note all that apply)

General Plan Amendment

Rezoning

Conditional Use Permit

Subdivision Map

Site Plan

Williamson Agricultural Preservation Contract

Agricultural Preservation No.

Agricultural Contract No.

Status?

Supplemental Information For Applications for any Development Projects

Section 65962.5(e) of the California Government Code states:

“(e) Before a local agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project is located on a site which is included on any of the lists compiled pursuant to this section. If the site is included on a list, the list shall be specified on the statement.”

Before any application can be accepted as completed by the City of Tulare, the owner of the subject property, or the owner’s authorized agency, must complete this form.

STATEMENT:

I HAVE REVIEWED THE “Identified Hazardous Waste Sites” list <http://www.envirostor.dtsc.ca.gov/public> dated _____, 20____, and state that:

The site(s) of the project subject to this application **is/** **is not** on the “Identified Hazardous Waste Sites” lists.

Address

APN

CERTIFICATION:

I hereby certify that the information furnished herein presents to the best of my knowledge and belief, true and correct facts, statements, and information, and that I am the owner, or the authorized agent of the owner, of the subject property.

Signature

Date

Consent to Annexation and/or Detachment

WE (I), the undersigned, being owners of real property within the attached annexation description
APN No. _____, do for ourselves (myself) consent to the following:

The annexation of said property to the City of Tulare

The detachment of said property from the Tulare Irrigation District

Print Name	Address	Date
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Signature

Print Name	Address	Date
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Signature

Print Name	Address	Date
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Signature

Print Name	Address	Date
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Signature

Indemnification Agreement

Project Title:

Applicant (“ ”) shall indemnify, defend, and hold harmless the City of Tulare (“City”) from and against any claims, actions, or proceedings for damages, losses, attorneys’ fees, private attorney general fees and /or costs awarded to any party against City to attack, set aside, void, or annul any findings, resolutions, entitlements, certifications under the California Environmental Quality Act (“CEQA”) or other environmental review, and approvals by City given in regard to the Project described or identified in the Application and any other related proceedings (hereinafter referred to collectively as “Project” which includes annexations, reorganizations, detachments, dissolutions, formation, mergers, consolidations, sphere of influence amendments and extraterritorial service agreements), or to impose personal liability against such City officials, officers, employees, agents, or attorneys resulting from their official involvement in any Project proceedings, including any claims, actions or proceedings for any damages, losses, attorneys’ fees, private attorney general fees and/or costs awarded to any party and against City; provided that this indemnification shall not apply to any proceedings and/or liability arising solely or primarily from the inclusion in the annexation proceedings of property not owned by

For the purposes of this Agreement, the term “Applicant” shall include the Applicant’s heir(s), assign(s), and successor(s)-in-interest to which this Agreement applies.

The undersigned Applicant expressly warrant his/her/its/their authority to enter into this Agreement and bind and its heir(s), assign(s), and successors-in-interest. The Applicant(s) having read and considered the above provisions indicate his/her/its/their agreement by their authorized signatures below.

Date: By: Attest:

Printed Name Printed Name
Secretary

Financial Disclosure Statement

Tulare County Local Agency Formation Commission (form E-9)

In accordance with the requirements of the State of California Fair Political Practices Commission, this Statement of disclosure form must be completed by each applicant or their agent for any application which will require discretionary action on the part of the Local Agency Formation Commission (reference Government Code 84308).

Entity is defined as: "Any firm, partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver, syndicate, this and any other county, city and county, city, municipality, district or other political subdivision, or any group or combination acting as a unit."

Person is defined as: "Any individual"

1. List the names of all persons and/or entities having ownership interest in the property involved or any financial interest in the application:

2. If any entity identified pursuant to #1 is a corporation or partnership, list the names of all persons owning more than 10% of the shares in the corporation or owning any partnership interest in the partnership:

3. If any entity identified pursuant to #1 is a non-profit organization or a trust, list the names of any person serving as director of the non-profit organization or as trustee or beneficiary or trustor of the trust.

4. Has any person and/or entity identified pursuant to #1 had \$250 or more worth of business transacted with any Commissioner or Alternate or Commission staff person within the past 12 months?
Yes No

If yes, please indicate the name(s) of the person/entity:

5. Has any person and/or entity identified pursuant to #1 or their agent, contributed \$250 or more to any Commissioner or alternate within the past 12 months?

If yes, please indicate person(s), entity(s) or agent(s) making contribution:

And name of Commissioner (s)/alternate(s) receiving contribution:

I hereby certify under penalty of perjury that the above information is true and accurate to the best of my knowledge.

Name/Title of Application

Name of applicant

Signature of Applicant

Date

Commissioners:

Juiet Allen, Public Member
Ted Macaulay, City Member (Exeter)
Allen Ishida, County Member (District 1)
Cameron Hamilton, City Member (Porterville)
Steve Worthley, County Member (District 4)

Alternates:

Mike Ennis, County Alternate (District 5)
Amy Shuklian, (City Alternate (Visalia)
Gerald Magoon, Public Alternate

Staff:

Ben Giuliani, Executive Officer
Marcos Segura, Staff Analyst
Nina Dong, Counsel

Annexation Application Indemnification Agreement

Project Title:

, hereinafter referred to as "Applicant", has requested that , hereinafter referred to as " " initiate an application for annexation of certain real property to through the Tulare County LAFCO, annexation Application to execute an application Indemnification Agreement by which the must agree to indemnify, defend and hold harmless LAFCO for all liability arising from any challenges to LAFCO's actions on such an annexation application.

As a requirement of 's consideration the applicant's annexation request, herewith requires Applicant to do all the following:

1. Execute the LAFCO Application indemnification Agreement as appropriate. A Copy of said Agreement is attached hereto and incorporated herein by this reference; and
2. Execute this annexation application Indemnification Agreement whereby Applicant shall indemnify, defend and hold harmless the " " from and against any claims, actions, or proceedings for damages, losses, attorney's fees, private attorney general fees and/or costs awarded to any party against to attack, set aside, void, or annul any findings, resolutions, entitlements, certifications under the California environmental Quality Act ("CEQA") or other environmental review, and approvals by and or LAFCO given in regard to the Project described or identified in this application and any other related proceedings (hereinafter referred to collectively as "Project" which includes annexations, reorganizations, detachments, dissolutions, formations, mergers, consolidations, sphere or influence amendments and extraterritorial service agreements), or to impose personal liability against such Board Members, officers, employees, agents, or

attorneys resulting from their official involvement in any Project proceedings, including any claims, actions or proceedings for any damages, losses, attorney's fees private attorney general fees and/or costs awarded to any party and against

For the purposes of this Agreement, the term "Applicant" shall include all parties applying for discretionary approval of the Project, including but not limited to the owner or owners of the property or properties upon which the Project is sited, the developer or developers of the property or properties upon which the Project is sited and the Applicant(s) heir(s), assign(s), and successor(s)-in-interest to which this Agreement applies.

The undersigned Applicant(s) expressly warrant his/hers/its/their authority to enter into this Agreement and bind all applicants and parties, including but not limited to the owner or owners of any property or properties upon which the project is sited, the developer or developers of the property or properties upon which the Project is sited and the Applicant(s) heir(s), assign(s), and successors-in-interest. The applicant(s) having read and considered the above provisions, indicate his/her/its/their agreement by their authorize signatures below.

Date

[If the Applicant is an Individual(s)]

Applicant:

By:

Print Name
Applicant

By:

Print Name:
Applicant

[If the Applicant is a general or limited partnership, use the following signature lines:]

Applicant:

By:

Printed Name
General Partner
Applicant

[If the Applicant is a corporation, use the following signature lines:]

Note: Pursuant to corporations Code Section 313 a contract with a corporation must be signed by one person from the following corporate officers: chairperson of the board, the president or any vice-president and must also be signed by a second person from the following corporate officers: the secretary, any assistant secretary, the chief financial officer, or any assistant treasurer unless the contract is accompanied by a certified copy of the board of directors resolution authorizing the execution of the contract by a single designated officer or person.

Applicant:

By:

Printed Name

CEO or President or Vice President

By:

Printed Name

CEO or Secretary or Treasurer