

RESOLUTION OF APPLICATION CHECKLIST

The following information must be submitted when filing a change of organization or reorganization proposal with the San Luis Obispo Local Agency Formation Commission (LAFCO); additional information may be requested during review of the proposal.

- 1. Completed CHANGE OF ORGANIZATION OR REORGANIZATION APPLICATION CHECKLIST with applicable materials (*everything listed in the checklist*).
- 2. A **RESOLUTION OF APPLICATION** from an affected city/district making application to SLO LAFCO.
- 3. LAFCO QUESTIONNAIRE.
- 4. A MAP & LEGAL DESCRIPTION of the proposal territory perimeter for the proposed boundary change(s), and a reproducible parcel map (*Not applicable to activations/ divestiture of powers*).
- 5. PLAN FOR SERVICES prepared in compliance with §56653 or §56824.12 as applicable.
- 6. **ENVIRONMENTAL DOCUMENTATION** to comply with the California Environmental Quality Act (CEQA); submit documents for applicable category only. For an ND, MND, or EIR, a copy of the Notice of Determination and the Environmental Filing Cash Receipt for the fee paid to the California Department of Fish and Game must be submitted.
 - (a) CATEGORICAL EXEMPTION (CE): Submit document if an agency has determined is exempt
 - (b) NEGATIVE DECLARATION (ND) or MITIGATED NEGATIVE DECLARATION (MND): Submit document from agency making said determination;
 - (c) ENVIRONMENTAL IMPACT REPORT (EIR): Submit a copy of the certified Final EIR.
 - (d) NO CEQA DOCUMENTATION: If the proposed action has not been analyzed pursuant to the requirements of CEQA, please indicate this and CEQA will be performed by LAFCO and the appropriate level of documentation will be determined, i.e. CE, ND, MND or EIR.
- 7. If annexation to a city is proposed, submit one copy of the **city resolution approving rezoning and general plan land-use designations** for the proposal territory.
- 8. LAND-OWNER CONSENT FORM for inclusion property.
- 9. LAFCO PROCESSING FEES & COST ACCOUNTING AGREEMENT.
- 10. **PRE-APPLICATION MEETING**. A pre-application meeting with staff is strongly encouraged due to the complexity of submittal requirements and applicable laws. (Limited to 3 hours of staff time at no cost.)

N/A

N/A

QUESTIONNAIRE

The information provided in this application will be used to evaluate this proposal. Please complete this form to facilitate our review. Please respond to all items in this form, indicating "NA" when an item does not apply. It is important to note that while a change of organization, such as an annexation, may be initiated by a landowner, ultimately, the affected agency must consent to the change and all parties including the landowner and affected agency may be required to provide information, conduct studies and may be subject to conditions of approval.

Subject Agency(ies)

(City or Special District): San Simeon Community Services District

**Proposed Change of
Organization/Action:**

Change to: SLO County Service Area

Applicant/ Agents

Name	Email	Telephone	Mailing
1. Patrick Faverty	patrick@sansimeoncsd.org		
2. Jacqueline Diamond	jdiamond@sansimeoncsd.org		
3. Karina Tiwana	ktywana@ " "		
4. Michae Donohue	michael@ " "		
5. Holly Le	holly@ " "		

Interested Parties

Name	Email	Telephone	Mailing
1.			
2.			

3.

4.

A. General Information

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?
 No Yes *If yes, please fill out the **PROPERTY-OWNER CONSENT FORM** found on the website under the Applications & Fees tab*
3. State reason(s) for requesting the proposed action **at this time** (e.g., condition of an approved tentative map, an existing structure requires new services, etc.):

Inability of the district to manage all concerns

4. Describe the use of developed property within the proposal territory, including details about existing Structures, if applicable. Describe anticipated development of vacant property, including types of buildings, number of units, supporting facilities, etc., and when development is scheduled to occur, if applicable.

Ten (10) motels, five (5) restaurants, Eleven (11) condo complexes, One (1) mobile home park, and four (4) apartment complexes. There are eleven (11) undeveloped properties.

5. State the location of the property and its general location in relation to communities, major freeways/highways, roads, etc.:

San Simeon is split in half by CA Highway 1, six miles north of Cambria. San Simeon's East side is surrounded by Hearst Ranch. San Simeon's West side is the Pacific Ocean, and CA State Parks on the North and South side

6. How many residents live within the proposal territory? approx 307 permanent residents
7. How many of these residents are registered voters? Approx 205 voters

8. Do the boundaries of the district or city overlap or conflict with the boundaries of the proposed annexation? No Yes

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

N/A

9. Do the boundaries of the territory split lines of assessment? No Yes
10. Do the boundaries of the territory proposed create an island or corridor of unincorporated territory or a strip? No Yes

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

11. If the proposed boundary follows a street or highway, does it include the entire street or highway?
 No Yes

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

N/A

B. Land Use Information

1. Total acreage: 100
2. Assessor Parcel Number: _____
3. Indicate the current zoning:
- a. County: _____
- b. City: _____
4. What community plan or General Plan is the territory in:
- _____

5. The County/City General Plan land use designation:

N/A

6. Describe any special land use concerns found in General Plans:

N/A

7. What is the proposed land use?

Continued

8. Has the affected territory been rezoned? No Yes

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

N/A

9. Indicate below all permits or approvals that will be needed/ or have been granted by the County or any city to complete the project.

Type of Approval	File No.	Approval Date	Resolution attached?
Tentative Parcel Map	N/A		<input type="checkbox"/> No / <input type="checkbox"/> Yes / <input type="checkbox"/> N/A
Use Permit	N/A		<input type="checkbox"/> No / <input type="checkbox"/> Yes / <input type="checkbox"/> N/A
City/ County General Plan Amendment	N/A		<input type="checkbox"/> No / <input type="checkbox"/> Yes / <input type="checkbox"/> N/A
City Rezoning	N/A		<input type="checkbox"/> No / <input type="checkbox"/> Yes / <input type="checkbox"/> N/A
County Rezone	N/A		<input type="checkbox"/> No / <input type="checkbox"/> Yes / <input type="checkbox"/> N/A
Other	N/A		<input type="checkbox"/> No / <input type="checkbox"/> Yes / <input type="checkbox"/> N/A

10. Have any of the above-mentioned approvals been appealed? No Yes

If yes, please state when the project was appealed and when it would get reconsidered.

11. Is the property within Williamson Act Contract? No Yes

If yes, please attach the following (if applicable)

- Copy of contract
- Board of Supervisor's resolution upholding contract
- City resolution protesting contract
- City resolution succeeding to contract

12. How will the proposal assist city or county to achieve its fair share of regional housing needs as determined by its current General Plan Housing Element?

N/A

C. Environmental Information

1. Has an environmental determination (Negative Declaration-Environmental Impact Report) been certified by a legislative body? No Yes (If yes, please attach a copy)

a. Is the certified environmental documentation currently being challenged? No Yes

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

If yes, please explain:

No

3. Does the site contain prime agricultural land as defined in gov code sec 56064? No Yes

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

a. On adjacent properties? No Yes

b. Unincorporated? No Yes

5. Please describe the environmental setting of the site:

San Simeon sits on the bluffs above the Pacific Ocean and is surrounded by State Parks on the West side of CA Highway One and Hearst Ranch grazing land on the East side.

6. Terrain:

- Level to gently rolling (0-10%)
- Slopes (10-30%)
- Steep slopes (over 30%)

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

If yes, please explain:

Two stream beds - 1. Pico Creek (water supply) on the North, and 2. Arroyo del Padre Juan on the South

- 8. Has the natural vegetation already removed or altered? No Yes
- 9. Are there any endangered plant species on site? No Yes
- 10. Have any endangered or threatened species been identified? No Yes

If yes, please explain:

D. Public Service Information

SEWER SERVICE

1. Is the proposal territory within a district or city that provides public sewer service? No Yes
If yes, which agency? San Simeon Community Services District

2. Is a developed parcel in need of annexation due to failed septic system? No Yes
- a. If yes, include a copy of any letters from the San Luis Obispo County Department of Environmental Health or private septic-system company.

- b. If no, is annexation for sewer service part of this application? No Yes

3. If annexation for sewer service is proposed, which district or city would serve the territory if this jurisdictional change is approved? N/A

4. Has the agency that will be providing service issued a letter of sewer availability? No Yes

- a. If yes, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

5. Will the agency be prepared to furnish sewer service upon annexation? No Yes

If no, please explain:

San Simeon provides wastewater treatment, the CSA would continue

WATER SERVICE

1. Is the proposal territory within a district or city that provides public water service? No Yes

If yes, which agency? San Simeon Community Services District

2. Is a well or other on-site water system currently used on the property? No Yes
3. Is an on-site system proposed to be used when the property is developed? No Yes
4. Is an annexation for water service part of this application? No Yes
- a. If yes, which district or city would serve the territory if this jurisdictional change is approved?
- _____
- b. Will the agency that will be providing service be prepared to furnish water service upon annexation? No Yes
5. Has the agency that will be providing service issued a letter of water availability? No Yes
- a. If yes, please provide a copy of the letter with this application. (This documentation should be completed by the agency no longer than 6 months prior to submittal to LAFCO.)

FIRE PROTECTION SERVICES

1. Is the proposal territory currently within an agency that provides fire protection? No Yes
- a. If yes, provide name and address/location of current fire service provider:

Cal Fire, Cambria, Ca

- b. Provide estimated response times to the proposal territory:
Priority 15 minutes; non-priority 15 minutes
2. Is annexation for fire protection service part of this application? No Yes
3. Which city or district would serve the proposal territory if this jurisdictional change is approved?
Cal Fire, Cambria, CA

- a. Location/address of the proposed fire service provider:

Cambria, CA

- b. Estimated response times to the proposal territory:

Priority 15 minutes; non-priority 15 minutes

POLICE PROTECTION SERVICES

1. Which police agency currently serves the proposal territory?

SLO County Sheriff

- a. Location/address of nearest police station: Los Osos

- b. Estimated response times to the proposal territory:

Priority 15 minutes; non-priority 15 minutes

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

SLO County Sheriff

- a. Location/address of nearest police station: Los Osos

- b. Estimated response times to the proposal territory:

Priority 15 minutes; non-priority 15 minutes

OTHER SERVICES

	Existing	Proposed Change
Solid Waste Collection	<u>Mission County Disposal</u>	<u>Mission County Disposal</u>
Street Lighting	<u>PPG&E</u>	<u>PG&E</u>
Parks & Recreation	<u>N/A</u>	<u>N/A</u>
Storm Drainage	<u>San Simeon CSD</u>	<u>SLO County</u>

I hereby certify that the statements made in this entire Change of Organization or Reorganization Application are to the best of my knowledge accurate.

Patrick Faverty

5/29/2024

PRINT name of person completing this application

Date

Signature

111 Pico Ave, San Simeon, CA

patrick@sansimeoncsd.org

email

Address

93452

805-927-4778

Phone Number