

## **MANDATORY STANDARDS**

### **STANDARD NO. 1: CONSISTENCY WITH SPHERE OF INFLUENCE (SOI) BOUNDARIES**

#### **Required Documentation**

This Standard requires that the applicant shall demonstrate that the affected territory is within the Sphere of Influence of the affected agency. This is to be shown on the required mapping submittal in response to Standard No. 7. Sphere of Influence boundary information is available from the affected agency or LAFCO Staff.

### **STANDARD NO. 2: CHANGE OF ORGANIZATION AND REORGANIZATION TO THE LIMITS OF THE SPHERE OF INFLUENCE (SOI) BOUNDARIES**

#### **Required Documentation**

This Standard applies to any application for annexation that extends to the limits of the SOI boundary and contains lands designated for open space use under the applicable general plan. In such cases, the application shall include an analysis, justification, and/or appropriate mapping demonstration that the open-space lands relate to specific needs of the annexation agency or is an integral part of the project's design. This standard will generally not be applicable to district change or organization or reorganization unless it will result in the conversion or open space lands to urban use.

Proposals which contain lands designated as urban open space to be permanently protected must be accompanied by documentation demonstration how the lands will be permanently protected by the affected agency and/or other conservation agencies.

**STANDARD NO. 3: CONSISTENCY WITH APPROPRIATE CITY  
GENERAL PLAN, SPECIFIC PLAN, AREA-WIDE  
PLAN AND ZONING ORDINANCE**

**Required Documentation**

This standard requires that the applicant submit copies of the resolution approved by the city council of an affected city which certifies that the proposed change of organization or reorganization is consistent with the agency's general plan or specific plans, area-wide plans and zoning ordinance.

**STANDARD NO. 4: CONSISTENCY WITH THE COUNTY GENERAL  
PLAN OF PROPOSED CHANGE OF ORGANIZATION OR  
REORGANIZATION OUTSIDE OF A CITY'S SPHERE OF  
INFLUENCE BOUNDARY**

**Required Documentation**

This standard requires that for district changes of organization or reorganizations in unincorporated territory outside cities' Sphere of Influence, the applicant submit copies of the resolution approved by the Board of Supervisors which certifies that the proposed change of organization or reorganization is consistent with the Solano County General Plan and Zoning Regulations.

**STANDARD NO. 5:            REQUIREMENT FOR PRE-APPROVAL**

**Required Documentation**

This standard requires that an application for a city change of organization or reorganization shall be accompanied by copies of the agency's ordinance rezoning the affected territory or a copy of a specific plan or equivalent and resolution of adoption. Applications for district change of organization or reorganization shall be accompanied by a copy of agency's resolution supporting the proposal.

**STANDARD NO. 6:           EFFECT ON NATURAL RESOURCES**

**Required Documentation**

This Standard requires that the applicant submit copies of the environmental documentation adopted or certified by the lead agency and copies of the resolution making the required environmental findings, adopting the Negative Declaration or Certifying the EIR, and making any Statement of Overriding Considerations.

## **DISCRETIONARY STANDARDS**

### **STANDARD NO. 7: ESTABLISHING PROPOSAL BOUNDARIES, MAP AND GEOGRAPHIC DESCRIPTION REQUIREMENTS, OTHER REQUIRED MAP EXHIBITS**

#### **MAP AND GEOGRAPHIC DESCRIPTION REQUIREMENTS:**

LAFCO requires a sound boundary description that is acceptable to the Solano County Surveyor and the California State Board of Equalization. The map and geographic description of the proposal area shall meet the requirements set forth in Attachment A to Standard 7.

### **STANDARD NO. 8: LIKELIHOOD OF SIGNIFICANT GROWTH AND AFFECT ON OTHER INCORPORATED OR UNINCORPORATED TERRITORY**

#### **Required Documentation**

This standard requires for any applications for a change of organization or reorganization which will convert open space lands to urban use, each application shall include the following documentation:

### **STANDARD NO. 9: PROTECTION OF PRIME AGRICULTURAL LAND**

#### **Required Documentation**

This Standard requires that any application for a change of organization or reorganization containing open-space lands to be converted to an urban use shall provide the following documentation on its impact to prime agricultural land:

### **STANDARD NO. 10: PROVISION AND COST OF COMMUNITY SERVICES**

Adequate urban services shall be available to areas proposed for a change of organization or reorganization

#### **Required Documentation**

For proposals initiated by petition, this standard requires that an application of a change of organization or reorganization shall be accompanied by a “will serve” letter or a statement from the affected agency(ies) as follows:

1. If a district change of organization or reorganization, a “will serve” letter from the affected district’s director.

2. If a city change of organization or reorganization, a “will serve” letter from the city manager of the affected city and a “will serve” letter from the director of each special district providing services to the affected territory. (i.e. water agencies, sewer districts, recreation district).
3. If a city change of organization or reorganization that includes conversion of open space land to uses other than open space, LAFCO may “initiate and make studies of existing government agencies. Those studies shall include, but shall not be limited to, inventorying those agencies and determining their maximum service area and service capacities. In conducting those studies, the commission may ask for land use information, studies, and plans of cities, counties, districts, including school districts, community college districts, and regional agencies and state agencies and departments” (56378)
4. When an agency will not issue a “will serve” letter, the agency manager/director shall provide a statement explaining why it is unable to do so.

**STANDARD NO. 11: THE AFFECT OF THE PROPOSED ACTION ON  
ADJACENT AREAS, MUTUAL SOCIAL AND ECONOMIC INTERESTS, AND  
ON LOCAL GOVERNMENTAL STRUCTURE**

**Required Documentation**

In cases where Special Districts might be harmed, either through detachment or annexation, the applicant should work with the Executive Director to identify the affected agencies and work with those agencies to identify and mitigate the impacts. *LAFCO will not normally approve detachments from special districts or annexations that fail to provide for adequate mitigation of the adverse impacts on the district. Where the adverse impact is fiscal, adequate mitigation will normally include a permanent, funding source for lost revenues or increased costs to the affected Special District.* Where potential impacts on other agencies have been identified, the application may be deemed incomplete or the LAFCo hearing continued, until the applicant has met with the affected agencies and made a good faith effort to reach agreement with those agencies on appropriate mitigation.

This standard requires that an application for a change of organization or reorganization show the inter-relationship and effect of the proposed project on adjacent areas, both within and outside the boundaries of the affected agency, and to weigh the overall beneficial aspects of a proposal as compared to the potential negative impacts. The application shall provide a written response to this standard and all supporting documentation regarding mitigation.