

**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.

Applicant/Agents		
Name	Address	Telephone No.
James S. Anderson	35244 Oil City Rd Coalinga, CA 93210	(559) 269-6295
Courtney R. McKeever, Esq.	970 W Alluvial Pismo, CA 93711	(559) 753-2567

Interested Parties		
Name	Address	Telephone No.

E-mail Addresses	
jsafarms@lightspeed.net	cmckeever@wtjlaw.com

**Proposal Type:**

- |  |   |   |
|--|---|---|
| <input checked="" 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 type="checkbox"/> DIVEST/ACTIVATE POWERS |
| <input type="checkbox"/> CONSOLIDATIONS        | <input type="checkbox"/> REORGANIZATIONS            | <input type="checkbox"/> DETACHMENT             |

## General Information

Name & type of Proposal: William & Doris Land & Energy Co. LLC  
(e.g., name, type, jurisdiction)  
annexation of property into Shandon-San Juan Water District

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 water district provides landowner representation with the Groundwater Sustainability Agency and may provide additional water benefits in the future.

4. State location of affected territory: Shell Canyon Road, Shandon

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: \_\_\_\_\_

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: Shandon- San Juan water District

**Land Use Information**

11. Total acreage: 2,494

APN #s 037-321-016, 037-331-014

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

County: AG

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

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

none

14. Describe the existing land use: grazing land

15. What is the proposed land use? grazing land

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: ug land

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: grazing land

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: grazing land

\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_