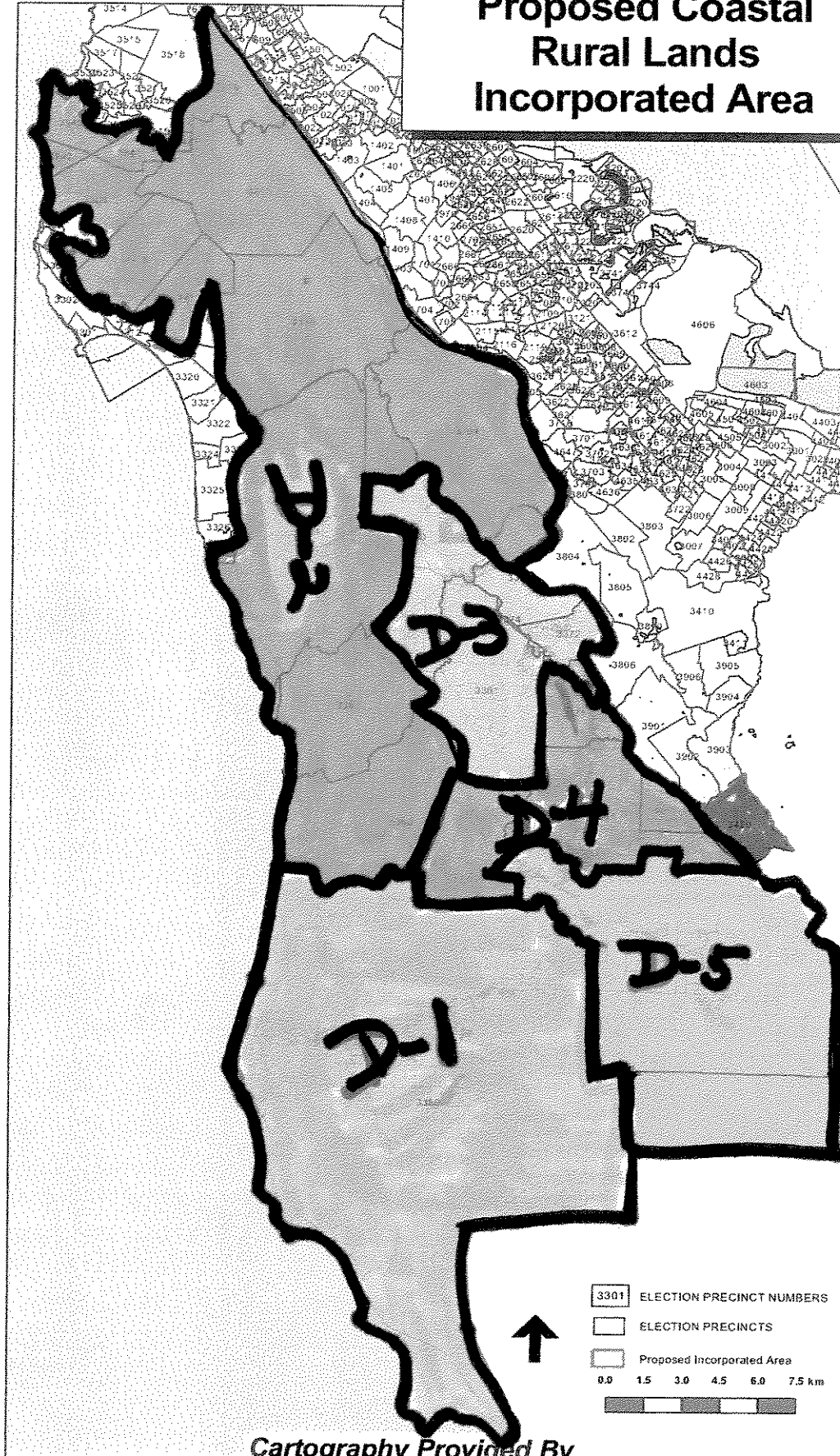


# Proposed Coastal Rural Lands Incorporated Area



**Cartography Provided By  
WARREN SLOCUM, CHIEF ELECTIONS OFFICER  
& ASSESSOR-COUNTY CLERK-RECORDER**

**Petition of Registered Voters to Initiate Proceedings to Incorporate a City  
in San Mateo County and Make Related Boundary Changes Pursuant to the  
Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000  
(Town of Los Pueblecitos)**

The undersigned hereby petition the San Mateo Local Agency Formation Commission and stipulate as follows:

1. This proposal is made, and it is requested that proceedings be taken, pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, commencing with Section 56000 of the California Government Code.
2. Reasons for Proposal - The reasons for the proposal are to (a) increase local control and accountability for decisions affecting the rural community, (b) secure self governance through a Town Council elected by local residents; (c) retain local tax revenues for use in the community to support municipal programs and services, (d) preserve, protect and sustain the quality of life and values prevailing within the proposed Town, (e) promote cost-effective services tailored to the needs of local residents and landowners and (f) provide coordinated resource management and planning services for vital community interests including watershed natural systems, parks and open space.
3. The proposal is a reorganization consisting of the following changes of organization
  - A. Incorporation of a new city to be known as the Town of Los Pueblecitos.
  - B. Detachment of territory within the Midpeninsula Regional Open Space District
  - C. Detachment from all County Service Areas that include the area.
4. The territory proposed to be incorporated is described on the map labeled Exhibit A attached hereto and by this reference incorporated herein.
5. The territory included in the proposal contains approximately 3,600 resident registered voters.
6. If the proposal is inconsistent with the sphere of influence of any subject district it is requested that sphere be modified to establish consistency with this proposed incorporation.
7. It is desired that the proposal be made subject to the following terms and conditions:
  - A. Name – This new local government shall be known as the Town of Los Pueblecitos.
  - B. Effective Date – The effective date of the incorporation shall be July 4, 2005 or as soon thereafter as possible
  - C. Legislative Body – The town shall be governed by a 5-member council elected by division.

## Petition to Incorporate the Town of Los Pueblecitos

- D. Council Terms of Office – The terms of office of town Council members shall be four years. Of the first elected legislative body, the terms of the 3 members with the largest popular vote shall be 4 years and the terms of the 2 members with the least popular vote shall be 2 years.
- E. First City Council Meeting – In addition to all other means authorized by law, the first meeting of the town council may be called by notice given in a lawful manner by any three members of the town Council.
- F. Form of Organization – The town council shall appoint a town manager who shall fill the positions of town clerk and town treasurer by appointment.
- G. Provisional Appropriations Limit – LAFCO shall establish a provisional appropriations limit sufficient to accommodate reasonable and possible future increases in proceeds of taxes received by the town.
- H. Continuation of Existing Taxes – The town shall be authorized to levy as general taxes of the town those taxes which are from time to time levied by the County including (1) a sales and use tax collected under contract with the State Board of Equalization and returned to the town pursuant to applicable law, (2) a transient occupancy tax on gross receipts of hotels, motels, and similar facilities within the town and returned by the operators of such facilities pursuant to local ordinance, (3) a business license tax to be collected by the town pursuant to local ordinance, and (4) all other applicable general taxes presently imposed by the County to be collected by the same method of collection as used by the County.
- I. Continuation of Charges, Fees, and Assessments – The town shall be authorized to continue to levy charges, fees and assessments of the town that are from time to time levied by the County or any of the subject agencies of this incorporation.
- J. Transfer of Assets
  - (1) On the date of incorporation, or as soon thereafter as practicable, the County shall transfer to the town a proportionate share of all assets, physical and personal, monies or funds, including cash on hand and monies due but uncollected, of the County and of County-governed districts for which services the town will become responsible after incorporation, said share to be determined by LAFCO based upon its evaluation.
  - (2) On the date of incorporation, or as soon thereafter as practicable, County-owned properties and other physical assets situated within the incorporation area and related to services for which the Town will become responsible, shall be transferred to and become the property of the town without payment of compensation by the town to the County, said assets to be determined by LAFCO based upon its evaluation.

Petition to Incorporate the Town of Los Pueblecitos


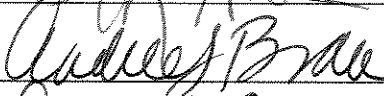

(3) On the date of incorporation, or as soon thereafter as practicable, all District-owned properties and other physical assets of the Midpeninsula Regional Open Space District situated within the incorporation area shall be transferred to and become the property of the town without payment of compensation by the town to the District.

K. Single Ballot Question – The question of incorporation, all related boundary changes, and all terms and conditions shall be presented as one question on the ballot.

L. It is the intent of the petitioner that to the extent permitted by law the San Mateo County Resource Conservation District provide within the incorporation area coordinated resource management and planning services for vital community interests including watershed and natural systems, parks and open space.

8. Each person signing this petition is a registered voter who requests that proceeding be taken in accordance with the provisions of Section 56000 *et seq.* of the Government Code and herewith affix signatures as follows:

The chief petitioners for this proposal are:

Printed Name	Signature	Mailing Address	Dated
Geoffrey H. Allen		P.O. Box 2 Pescadero CA 1001 Ranch Rd 94060	8/17/04
ANDREA S. BRAUN		1589 HIGGINS CANYON RD. HALF MOON BAY, CA 94019	8-17-04
OSCAR A. BRAUN		1589 HIGGINS CANYON RD. HALF MOON BAY, CA: 94019	8-17-04

## Petition to Incorporate the Town of Los Pueblecitos

Each of us states: I have personally affixed my own signature and date of such signature to this petition. I am an eligible registered voter of the County of San Mateo, California, within the area of this proposal at the time of signing and I have correctly printed my place of resident.

*Note to signers: RESIDENCE means street number, address or description sufficient for the Registrar of Voters to locate the property on a map. Post Office Box or route numbers CANNOT BE USED AND WILL NOT BE ACCEPTED. This petition may not be circulated separately from the requested proposal. The map showing the area to be incorporated must be attached to or shown on the reverse side of this sheet.*

	1. Print Your Name	Residence Address Only	Date	For official use only
	Signature as Registered to Vote	City		
	2. Print Your Name	Residence Address Only	Date	For official use only
	Signature as Registered to Vote	City		
	3. Print Your Name	Residence Address Only	Date	For official use only
	Signature as Registered to Vote	City		
	4. Print Your Name	Residence Address Only	Date	For official use only
	Signature as Registered to Vote	City		
	5. Print Your Name	Residence Address Only	Date	For official use only
	Signature as Registered to Vote	City		
	6. Print Your Name	Residence Address Only	Date	For official use only
	Signature as Registered to Vote	City		
	7. Print Your Name	Residence Address Only	Date	For official use only
	Signature as Registered to Vote	City		