CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

# Proposal Justification Questionnaire for Formation of Special District

(Attach additional sheets as necessary)

1. Name of Application: (Should match the title on the map and legal description)
2. Describe the acreage and general location; include street addresses if known:
3. List the Assessor's Parcels within the proposal area:
4. Reasons for the proposal: (Why is this proposal being filed? Identify other actions that are part of the overall project, i.e., a tract map or development permit.)
5. Special District Formation (Indicate the type of district to be formed. What principal act will be used? What services will the district provide? How will its services be financed? Please be specific about any revenue measures that will be required. Is voter approval required to authorize the revenues? Who will vote, landowners or registered voters?)
6. Land Use and Zoning - Present and Future
	1. Describe the existing land uses within the proposed district. Please be specific.
	2. Describe any anticipated changes in land uses that will result from or be facilitated by the formation of the proposed district.
	3. Is the property within the proposed district prime agricultural land (Class 1, 2 or 3 soils)? Does the proposed district contain agricultural land defined by the Soil Conservation Service as being of prime, unique or Statewide importance?
	4. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?
7. If “yes,” provide the contract number and date the contract was executed.
8. If “yes”, has a notice of non-renewal been filed? If so, when?
	1. Describe the existing zoning designations within the proposal area.
	2. Describe any proposed change in zoning for the proposal area that will result from or be facilitated by the formation of the proposed district. Do the existing and proposed uses conform with this zoning?
	3. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).
9. Describe the area surrounding the proposal

Using Table A, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area.

1. Conformity with Plans
	1. Is the proposal area entirely within the County Urban Limit Line? If not, please explain.
	2. How does the County General Plan designate the area in the proposed district?
	3. Do the proposed uses that would be allowed or encouraged by formation of the district conform with these plan designations?
2. Topography, Natural Features and Drainage Basins
3. Describe the general topography of the area to be included in the district and any significant natural features affecting the proposal.
4. Describe the general topography of surrounding areas.
5. Population
6. How many and what types of dwelling units are presently within the proposal area?
7. How many new dwelling units could result if the district is formed?
8. Government Services and Controls - Need, Cost, Adequacy and Availability

This portion of the questionnaire is intended to comply with the statutory requirement of section 56653 to provide a "Plan for Providing Services." Please answer fully.

1. Describe the services to be extended to the affected territory by this proposal.
2. Describe the level and range of the proposed services.
3. Indicate when the services can feasibly be provided to the affected territory.
4. Indicate any improvements or upgrading of structures, roads, sewers or water facilities or other conditions that will be required as a result of the proposal.
5. Identify how district services will be financed. Include both capital improvements and ongoing maintenance and operation.
6. Identify any alternatives for providing the services listed in section "A." and how these alternatives would affect the cost and adequacy of services.
7. Environmental Impact of the Proposal
8. Who is the "lead agency" for this proposed formation?
9. What type of environmental document has been prepared?

EIR \_\_\_\_\_ Negative Declaration \_\_\_\_\_\_\_

 Mitigated Negative Declaration \_\_\_\_\_\_\_\_

 Subsequent Use of Previous EIR

 Identify the prior report

 None, Categorically Exempt -- Class

1. If an EIR has been prepared:

 1. List or refer to a list of the significant environmental impacts anticipated from the project.

2. In accordance with Section 15091 of the State CEQA Guidelines, describe or refer to the mitigation measures adopted to reduce or avoid significant impacts.

3. Attach or enclose the lead agency's "Statement of Overriding Considerations" adopted pursuant to Section 15093 of the State CEQA Guidelines to justify unmitigated significant impacts.

1. Boundaries

A. Why was it decided to use these particular boundaries? Ideally, what other properties should be included in the formation?

B. Has any affected landowner included only a portion of the contiguous land under his ownership? . If yes, please identify and explain why the additional property is not included.

1. Final Comments
2. List and describe any terms and conditions which should be included in LAFCO's resolution of approval.
3. Enclose all pertinent staff reports and other supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.
4. Provide any other comments of justifications regarding the proposal. Attach additional sheets as necessary.
5. Notice and Staff Report

List not more that three persons *with email addresses* to receive the LAFCO notice of hearing and staff report.

 Name Email Address Phone

1.

2.

3.

List the name, address and phone number of the person who prepared this questionnaire and who should be contacted if there are questions.

Name Email Address Phone

1. Applicant's Certification - I hereby certify that the information contained in this application and accompanying documents is true, correct, and accurate to the best of my knowledge. In addition, I hereby agree to pay all required filing and processing fees required by the State of California and Contra Costa LAFCO, including any expenses for preparation of environmental documentation and any special studies needed to complete this application.

Signature Date

TABLE A

Information regarding the areas surrounding the proposal area

|  |  |  |  |
| --- | --- | --- | --- |
|  | **Existing Land Use** | **General Plan Designation** | **Zoning Designation** |
| East |  |  |  |
| West |  |  |  |
| North |  |  |  |
| South |  |  |  |

Other comments or notations: