

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

**Proposal Justification Questionnaire for Annexations,
Detachments and Reorganizations**

(Attach additional sheets as necessary)

1. Name of Application: (The name should match the title on the map and legal description; list all boundary changes that are part of the application)

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. Land Use and Zoning - Present and Future
 - A. Describe the existing land uses within the proposal area. Be specific.

 - B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.

 - C. Describe the existing zoning designations within the proposal area.

 - D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform with this zoning?

 - E. (For City Annexations) Describe the prezoning that will apply to the proposal area upon annexation. Do the proposed uses conform with this prezoning?

 - F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).

6. Describe the area surrounding the proposal

In Table A at the end of this questionnaire, describe existing land uses, general plans and zoning designations for lands adjacent to and surrounding the proposal area. The application is incomplete without this table.

7. Conformity with Spheres of influence

- A. Is the proposal area within the sphere of influence of the annexing agency?
- B. If not, include a proposal to revise the sphere of influence.

8. Conformity with the County Urban Limit Line

Is the proposal area entirely within the County Urban Limit Line? If not, please explain.

9. Conformity with County and City General Plans

- A. Describe the existing County General Plan designation for the proposal area.
- B. (For City Annexations) Describe the City general plan designation for the area.
- C. Do the proposed uses conform with these plans? If not, please explain.

10. Topography and Natural Features

- A. Describe the general topography of the proposal area and any significant natural features that may affect the proposal.
- B. Describe the general topography of the area surrounding the proposal.

11. Impact on Agriculture

- A. Does the property currently produce a commercial agricultural commodity?
- B. Is the property fallow land under a crop rotational program or is it enrolled in an agricultural subsidy or set-aside program?
- C. Is the affected property Prime Agricultural Land as defined in Government Code §56064?

- D. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract?
- 1) If “yes,” provide the contract number and date the contract was executed.
 - 2) If “yes”, has a notice of non-renewal be filed? If so, when?
 - 3) If this proposal is an annexation to a city, provide a copy of any protest filed by the annexing city against the contract when it was approved.

12. Impact on Open Space

Is the affected property Open Space land as defined in Government Code Section 65560?

13. Relationship to Regional Housing Goals and Policies (City annexations only)

If this proposal will result in or facilitate an increase in the number of housing units, describe the extent to which the proposal will assist the annexing city in achieving its fair share of regional housing needs as determined by ABAG.

14. Population

- A. Describe the number and type of existing dwelling units within the proposal area.
- B. How many new dwelling units could result from or be facilitated by the proposal?
- Single-family _____ Multi-family _____
- C. What is the projected population growth due to the proposal?

15. Plan for Providing Services - Government Services and Controls (per §56653)

- A. Describe the services to be extended to the affected territory by this proposal.
- B. Describe the level and range of the proposed services.
- C. Indicate when the services can feasibly be provided to the proposal area.
- D. 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.
- E. Identify how these services will be financed. Include both capital improvements and ongoing maintenance and operation.

F. Identify any alternatives for providing the services listed in Section (A) and how these alternatives would affect the cost and adequacy of services.

16. Ability of the annexing agency to provide services

Attach a statement from each annexing agency describing its ability to provide services that are the subject of the application, including the sufficiency of revenues (56668j).

17. Dependability of Water Supply for Projected Needs (56653)

If the proposal will result in or facilitate an increase in water usage, attach a statement from the retail water purveyor that describes the timely availability of water supplies that will be adequate for the projected needs.

18. Bonded indebtedness and zones – These questions pertain to long term debt that applies or will be applied to the affected property.

A. Do agencies whose boundaries are being changed have existing bonded debt?
_____ If so, please describe.

B. Will the proposal area be liable for payment of its share of this existing debt?
_____ If yes, how will this indebtedness be repaid (property taxes, assessments, water sales, etc.)

C. Should the proposal area be included within any 'Division or Zone for debt repayment? _ If yes, please describe.

D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? _____. If yes, please describe.

19. Environmental Impact of the Proposal

A. Who is the "lead agency" for this proposal? _____

B. What type of environmental document has been prepared?

Categorically Exempt -- Class ____ EIR ____ Negative Declaration _____

Mitigated ND _____ Subsequent Use of Previous EIR _____ Identify the prior EIR. _____

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: