

ATTACHMENT D

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, and list all boundary changes that are part of the application, including any County Service Areas (CSAs) that may need detachment as a result of a City annexation.)
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).

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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 been 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?

Describe the impacts of the proposal on open space per Government Code Section 56377.

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

If residential land uses are included in this proposal, please describe the extent to which the proposal will assist the annexing agency in achieving its fair share of regional housing needs as determined by ABAG [§56668(l)].

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?

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- 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. _____
- C. If an EIR has been prepared, provide 13 disks and 1 hard copy of the Draft and Final EIR and one copy of the lead agency's resolution listing significant impacts, mitigation measures and, if adopted, a statement of overriding considerations.

20. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in the proposal?
- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.

21. Final Comments

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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: