

TRINITY 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. Acreage: _____ General Location:

3. Assessor's Parcels: List the parcel number(s) of this property.

4. Purpose: (Clearly state why the proposal is being filed. List all proposed actions for LAFCO approval. List any other actions which are part of the overall project, for instance, 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.

6. Land Use and Zoning - Present and Future
 - A. Describe present land uses within the proposed district. Please be specific.

 - B. Describe known or anticipated changes in land uses that would result from the formation of the proposed district.

 - C. 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?

- D. List known entitlement applications pending within the proposed district (i.e., zone change, land division or other entitlements).
- E. Describe land uses and general plan designations for areas adjacent to the proposed district:

7. California Land Conservation (Williamson) Act

- A. Is the land being annexed within a Williamson Act contract?
- B. If the answer is “yes” provide the following information needed to implement Government Code 51243.
 - 1. The contract number
 - 2. The date the contract was executed
 - 3. A copy of any protest filed by the annexing city pursuant to G.C. §51243.5

8. Conformity with Plans

- A. How does the County General Plan designate the area in the proposed district?
- B. Do the proposed uses that would be allowed or encouraged by formation of the district conform with these plan designations?

9. Topography, Natural Features and Drainage Basins

- A. Describe the general topography of the area to be included in the district and any significant natural features affecting the proposal.
- B. Describe the general topography of surrounding areas.

10. Population

- A. How many and what types of dwelling units are presently within the proposal area?

B. How many new dwelling units could result if the district is formed?

11. 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.

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 affected territory.

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 district 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.

12. Environmental Impact of the Proposal

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

B. 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

C. If an EIR has been prepared:

1. List or refer to a list of the significant environmental impact 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.

13. 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.

15. Final Comments

- A. List and describe any terms and conditions which should be included in LAFCO's resolution of approval.

- B. 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.

- C. Provide any other comments of justifications regarding the proposal. Attach additional sheets as necessary.

15. Notice and Staff Report

List not more than three persons who are to receive copies of the LAFCO notice of hearing and staff report.

<u>Name</u>	<u>Address</u>
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- 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.

<u>Name</u>	<u>Address</u>	<u>Phone</u>
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Signature _____ Date _____