

JUSTIFICATION OF PROPOSAL

LOCAL AGENCY FORMATION COMMISSION County of Merced

Name of the Proposed Reorganization:

Commission File No. _____
(For Staff Use Only)

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Act) charges the Local Agency Formation Commission with responsibility for the review and evaluation of proposals for the formation or changes in organization of local agencies. This Justification of Proposal questionnaire includes information to determine compliance with the Act and locally adopted LAFCO policies.

In order to facilitate the Commission's review of this proposal, complete the following questionnaire and file the same together with the appropriate Notice of Intention relating to the proposal. All of the questions must be answered; if the question is not applicable to the type of action proposed, so state. Pursuant to the rules of the Commission, no Notice of Intention will be accepted for filing unless accompanied by this completed questionnaire.

PROPOSAL QUESTIONNAIRE

(Answer each question completely. Use additional pages as necessary.)

A. GENERAL INFORMATION

1. Type and designation of proposal (annexation, detachment, sphere of influence amendment, formation, etc., affecting a city or special district):

2. List name(s) and address of applicant (chief petitioner/contact person):

3. Describe the location of the subject territory, including Assessor Parcel Number(s).

4. Why has the proposed action been requested?

B. PHYSICAL FEATURES

1. Land area: Square miles _____ or acres _____.
 2. State general description of topography:
 3. Describe any physical or natural features being used to define a boundary of the proposal: (Rivers, mountains, freeways, etc.)
 4. Describe drainage basin, rivers, flood control channels, etc. which traverse through the subject territory.
 5. Describe major highway access to the area:
- (For City and Special District Annexations and Reorganizations)
6. How is the proposed boundary appropriate in relation to the existing City or Special District boundary?

C. POPULATION AND RELATED MATTERS

1. Population in subject area:
2. Population density (i.e. per square mile, per acre):
3. Number of registered voters:
4. Number of dwelling units:
5. Assessed Valuation (List by Assessor's Parcel Number):

6. Is the subject territory in proximity to the existing developed or developing areas within the City or Special District? Please describe.

If the proposal involves an annexation to an agency providing facilities or services for development, answer questions 7, 8 and 9.

7. What is the adopted growth rate for your jurisdiction over a 10-20 year horizon? (Please include the source, i.e., General Plan or Merced County Association of Government's projection).
8. Is there enough land within the current City/District limits to accommodate this growth? If not, approximately how much is available?
9. Explain how the proposal will assist the City or County in achieving their fair share of the regional housing needs as determined by the City, County, or Merced County Association of Governments. (See Govt. Code Section 56668)

D. LAND USE

1. Describe the existing land use in the area which is the subject of this proposal:
 - a. Indicate existing county general plan designation:
 - b. Indicate existing City general plan designation involving City jurisdictions:
2. Amount of publicly owned land in area:

If the proposal involves an annexation to a city or special district providing urban services, answer question 3.

3. Is the proposal consistent with the City General Plan policy, including planned land use designations, densities and other land use and development policy?
 - a. What pre-zoning has the City adopted for the affected area? (If the proposal involves annexation to a City)
 - b. What is the present zoning in the County?

E. AGRICULTURAL AND OPEN SPACE RESOURCES

(For City or Urban Service District Annexations or Reorganizations)

- 1. Would the proposal affect prime agricultural land as defined under Section 56064 of the Cortese-Knox-Hertzberg Act?**

NOTE: The applicant or property owner may submit a soil analysis which demonstrates how soil has been degraded to a less than "Prime" classification. The soil analysis should focus on the actual soil rather than the specific crops that may be planted. As an option, the analysis could address the soil and its ability to support crops typically grown in the area on similar soils. The cost of the soil analysis shall be borne by the applicant or property owner.

- 2. Is the proposal consistent with the adopted open space and conservation policies of the City's General Plan or County General Plan and any applicable Community Specific Plan? Explain.**
- 3. If the proposal involves the conversion of "prime" agricultural land or identified valuable open space land, has the City or County considered alternatives to the annexation which would avoid or reduce such impacts?**
- 4. If the proposal will result in urban development adjacent to existing agricultural lands, has the City or County considered measures to minimize potential conflicts, such as land use *transitions*, buffers or "right-to-farm" notification for future residents?**
- 5. Is the proposal within a Williamson Act Agricultural Reserve? Yes/No If yes, is the territory under contract? If yes, has non-renewal been requested? If yes, what was the date of request and when does the contract terminate?**

F. GOVERNMENTAL SERVICES AND CONTROLS

(Plan for Services)

(For City or Urban Special District Annexations or Reorganizations)

The following matrix and questions are to determine if City services are adequate for both existing and proposed land uses within the subject territory, including for example: police protection, fire protection; sewer service, water service, and storm drainage.

1. Police

- a. Submit a map showing the location of the nearest existing and proposed police station.

- b. What are the response times to the proposal area?

- c. Would additional stations, facilities, and staffing be needed to service the affected area? If yes, what mechanisms are in place to fund capital facilities and ongoing service levels?

2. Fire

- a. Submit a map showing the location of the nearest existing and proposed fire station.

- b. What are the response times to the proposed area?

- c. What is the existing Insurance Service Office rating for the proposal area?

- d. Would additional stations, facilities, and staffing be needed to service the affected area? If yes, what mechanisms are in place to fund capital facilities and ongoing service levels?

Water/Sewer/Storm Drainage

	Proposed Service Provider	Current Capacity	Promised Capacity (Other projects)	Remaining Capacity	Project Demand
Water					
Sewer					
Storm Drainage					

3. Water

- a. What improvements are required to serve this annexation?

- b. Describe any factors that could limit the delivery capacity (i.e. storage capacity, transmission lines, etc.)
- c. What funding mechanisms does the City utilize to acquire capacity and when is it implemented?
- d. If additional capacity is required, when will it be available to the annexation area?
- e. Provide a map that depicts the water system in this area.

4. Sewer

- a. What improvements are required to serve this annexation?
- b. Describe any factors that could limit the delivery capacity (i.e. storage capacity, transmission lines, etc.)
- c. What funding mechanisms does the City utilize to acquire capacity, and when is it implemented?
- d. If additional capacity is required, when will it be available to the annexation area?
- e. Provide a map that depicts the affected agency's sewer system in the immediate area.

5. Storm Drainage

- a. What improvements are required to serve this annexation?
- b. Identify the area where storm drainage will be conveyed.

6. Transportation

- a. Designate the names and types of roads which the project will use for primary and secondary access.

- b. Is construction of new access streets necessary? If yes, identify those streets.
- c. What road impacts will occur and what major circulation improvements are needed to serve the proposal?
- d. What is the estimated cost of these improvements (if any) and how will these improvements be financed?
- e. Is public transportation available? _____ How distant? _____ miles.

7. Parks and Recreation

- a. Does the proposed land use plans include parklands?

8. What is the estimated effect of the proposal on the City's ability to provide governmental services and controls to existing incorporated territory?

9. Please check one of the following:

_____ The affected territory *will be taxed* for existing bonded indebtedness or contractual obligations as set forth by the terms and conditions as stated in the resolution.

_____ The affected territory *will not be taxed* for existing bonded indebtedness or contractual obligations.

10. (For Urban Service District Annexations or Reorganizations)

- a. Are District services adequate for both existing and proposed land uses within the subject territory?
- b. What is the estimated effect of the proposal on the District's ability to provide services and controls to existing district territory?

G. OTHER SERVICES

Schools (Only to be completed for proposals that would result in new residential development).

- a. Provide the name of the District(s), and the current enrollment.

b. Provide the student generation rate from the proposed development.

c. Is classroom space is available for the anticipated development?

If not, indicate the method of financing to provide the necessary classroom space.

H. PHASING

(For City Annexations or Reorganizations)

- 1. Does the City's General Plan contain a phasing plan? If so, is this proposal consistent with the Plan and why?**
- 2. How does the phasing plan address the City's ability to provide necessary urban services in an orderly and efficient manner?**
- 3. Have other alternatives been considered which would be more consistent with orderly growth, open space protection and public service efficiency?**

(For Urban Service District Annexations or Reorganizations)

- 1. Is the proposal consistent with planned phasing of growth and improvements as defined in the County General Plan and any applicable Community Specific Plan?**
- 2. How does the County's Phasing Plan address the District's ability to provide necessary urban services in an orderly and efficient manner?**
- 3. Have other alternatives been considered which would be more consistent with orderly growth, open space protection and public service efficiency?**

I. MUTUAL SOCIAL AND ECONOMIC INTEREST

- 1. Do any social or economic communities of interest exist within the subject territory including the relationship between any adjacent nearby Cities or special districts, which provide services that may affect the territory?**

- 2. Are there any special districts (including County Service Areas) that will no longer be serving the proposed area following the annexation or reorganization?**

- 3. Is the proposal contiguous with the existing boundaries of the annexing or detaching City or Special District?**

- 4. Does the proposal create islands, corridors, peninsulas or other undesirable boundary characteristics which lead to service inefficiencies and potential land use conflicts?**

J. ANY OTHER COMMENTS WHICH MAY BE RELEVANT TO THE PROPOSAL.