

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

Questionnaire for Annexations, Detachments and Reorganizations (Attach additional sheets as necessary)

1. Name of Application: Kensington Fire Protection District
2. Describe the acreage and general location; include street addresses if known:
The general area of the proposed reorganization is:
Kensington Community Services District
Kensington Fire Protection District
3. List the 10-digit Assessor's Parcels within the proposal area: Available on request.
4. Reasons for the proposal: Please refer to Attachment A - Plan for Services
5. Land Use and Zoning - Present and Future
 - A. Describe the existing land uses within the proposal area. Be specific.
Not applicable.
 - B. Describe any changes in land uses that would result from or be facilitated by this proposed boundary change.
No changes in land use are proposed or anticipated.
 - C. Describe the existing zoning designations within the proposal area.
Not applicable.
 - D. Describe any proposed change in zoning for the proposal area. Do the existing and proposed uses conform to this zoning?
Not applicable.
 - E. (For City Annexations) Describe the rezoning that will apply to the proposal area upon annexation. Do the proposed uses conform to this rezoning?
Not applicable.
 - F. List all known entitlement applications pending for the property (i.e., zone change, land division or other entitlements).
None are known.

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. *Not applicable.*

6. Conformity with Spheres of influence

A. Is the proposal area within the sphere of influence (SOI) of the annexing agency?

Yes

B. If not, include a proposal to revise the SOI. Per Commission policy, SOIs generally will not be amended concurrently with an action on the related change of organization or reorganization.

Not applicable.

7. Conformity with an Urban Limit Line/Urban Growth Boundary

Is the proposal area within an Urban Limit Line or Urban Growth Boundary? If not, please explain. Yes.

8. Conformity with County and City General Plans

A. Describe the existing General Plan designation(s) for the proposal area.

Not applicable.

B. (For City Annexations) Describe the City General Plan designation(s) for the area.

Not applicable.

C. Do the proposed uses conform to these plans? If not, please explain.

Yes

9. Topography and Natural Features

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

The district's topography is steep, with canyons and swales, and contains many roads which are narrow. This does not affect the proposal.

B. Describe the general topography of the area surrounding the proposal.

See above.

10. Agricultural Land

- A. Does the proposal area include any agricultural land as defined in Gov. Code §56016, or prime agricultural land as defined in Gov. Code §56064? If so, please describe.

Yes, the proposed reorganization will not have any bearing on zoning or agricultural land designations or uses.

- B. Will the proposal result in the conversion of agricultural land to non agricultural uses (i.e., immediately, over time, etc.)?

No.

- C. Is there any local agency (i.e., county, city, district) adopted agricultural preservation policy relating to this area? If so, please describe.

Not applicable.

- D. Does the proposal area include any agricultural preserve areas? If so, please describe.

Not applicable.

- E. Describe any agricultural lands adjacent to the proposal area.

Not applicable.

- F. Is any portion of the proposal area within a Land Conservation (Williamson) Act contract? *Not applicable.*

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? If applicable, provide date of Williamson Act contract expiration/cancellation.

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.

- G. Please describe mitigation measures applicable to the loss of agricultural lands resulting from approval of this proposal (e.g., agricultural easements, agricultural buffers, exchange of land to be preserved for land that may be urbanized, etc.).

Not applicable.

11. Open Space Land

- A. Does the proposal area include Open Space land as defined in Government Code Section 65560? If so, please describe.

Yes, the proposed reorganization will not have any bearing on open space land.

B. Does the proposal area have an open space easement? If so, please describe.
Not applicable.

C. Is the proposal area within or adjacent to an approved greenbelt? If so, please describe.
Not applicable.

12. Agricultural and Open Space Impact Assessment

This section applies to applications that include, or are contiguous to, open space and/or agricultural land as defined in the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (“CKH”).

State law includes policies and priorities that guide development away from agricultural land and encourage development of land in existing boundaries and SOIs before annexing open space/agricultural land. Accordingly, Contra Costa LAFCO requires all proposals that include, or are contiguous to, agricultural and/or open space lands to include an Impact Assessment which shall address the following:

- A. How does the proposal balance the State’s interest in preserving open space and agricultural lands against the need for orderly development?
Not applicable.
- B. What is the effect of the proposal on maintaining the physical and economic integrity of agricultural lands?
Not applicable.
- C. Can the proposal reasonably be expected to induce, facilitate, or lead to the conversion of existing agricultural and/or open space land to other uses?
Not applicable.
- D. How does the proposal guide development away from agricultural and/or open space lands?
Not applicable.
- E. How does the proposal facilitate development of existing vacant or non agricultural and/ or non open space lands for urban uses within the existing boundary or SOI of a local agency?
Not applicable.
- F. What measures does the proposal contain that will protect the physical and economic integrity of adjacent agricultural and/or open space land uses?
Not applicable.

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.

Not applicable.

14. Population

A. Describe the number and type of existing dwelling units within the proposal area.
Available upon request.

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)

Please see Attachment A - Plan for Services.

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).

Please see Resolutions and Plan for Services.

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.

Not applicable.

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?

No _____. If so, please describe.

B. Will the proposal area be liable for payment of its share of this existing debt?

No _____. 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? No _____. If yes, please describe.

D. (For detachments) Does the detaching agency propose that the subject territory continue to be liable for existing bonded debt? No _____. If yes, please describe.

19. Environmental Impact of the Proposal

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

B. What type of environmental document has been prepared?

Categorically Exempt -- Class 20 EIR _____ Negative Declaration _____
Mitigated ND _____ Subsequent Use of Previous EIR _____ Identify the
prior EIR. _____

C. If an EIR has been prepared, provide 6 disks and 10 hard copies of the Final EIR and one copy of the lead agency's resolution listing significant impacts, mitigation measures and, if adopted, a statement of overriding considerations.

Not applicable.

20. Boundaries

- A. Why are these particular boundaries being used? Ideally, what other properties should be included in and/or excluded from the proposal?
These are the existing district boundaries and no change is recommended or proposed as they are served by adjacent cities or the county.
- B. If any landowners have included only part of the contiguous land under their ownership, explain why the additional property is not included.
Not applicable.

21. Final Comments

- A. List any conditions LAFCO should include in its resolution of approval.
These are listed in the district resolutions.
- B. Provide any other comments or justifications regarding the proposal from any affected local agency, landowner or resident.
- C. Enclose all pertinent staff reports and supporting documentation related to this proposal. Note any changes in the approved project that are not reflected in these materials.
Please see attached.

22. Notices and Staff Reports - List up to three persons *with email addresses* to receive copies of the LAFCO notice of hearing and staff report.

Mary Morris-Mayorga, KFPD General Manager mmayorga@kensingtonfire.org

Daniel Levine, KFPD Board President dlevine@kensingtonfire.org

David Aranda, KPPCSD Interim General Manager daranda@kppcsd.org

David Spath, KPPCSD Board President dspath@kppcsd.org

Who should be contacted if there are questions about this application?

<u>Name</u>	<u>Email</u>	<u>Address</u>	<u>Phone</u>
Mary Morris-Mayorga, KFPD General Manager	mmayorga@kensingtonfire.org		
David Aranda, KPPCSD Interim General Manager	daranda@kppcsd.org		

23. 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 _____

Information regarding the areas surrounding the proposal area

	Existing Land Use	General Plan Designation	Zoning Designation
East			
West			
North			
South			

Other comments or notations: