



Lou Ann Teixeira
Executive Officer

MEMBERS

Helen Allen
City Member

Federal Glover
County Member

Martin McNair
Public Member

Gayle B. Uilkema
County Member

Dwight Meadows
Special District Member

David A. Piepho
Special District Member

Rob Schroder
City Member

ALTERNATE MEMBERS

Vacant
Public Member

George H. Schmidt
Special District Member

Mary N. Piepho
County Member

Don Tatzin
City Member

September 9, 2009 (Agenda)

Contra Costa Local Agency Formation Commission
651 Pine Street, Sixth Floor
Martinez, CA 94553

Central County Sub-regional Sphere of Influence Updates

Dear Commissioners:

SUMMARY

In accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (CKH Act), LAFCO must adopt a sphere of influence (SOI) for each city and special district. The SOI serves as the ultimate planning boundary for a local agency. In accordance with the CKH Act, *effective SOIs may discourage urban sprawl by preventing service duplications, overlapping service areas and premature conversion of agricultural and open space lands to urban uses.*

Just as local agencies conduct periodic reviews of their planning and infrastructure documents, planning and service boundaries, LAFCOs are mandated to review and update SOIs at least every five years, as necessary. In order to prepare and update the SOIs, LAFCO must prepare a municipal service review (MSR). A team of consultants and LAFCO staff are preparing the MSRs. The approach involves countywide, sub-regional and agency-specific reviews.

On July 8, 2009, the Commission held a workshop at which time the MSR consultant (Kim Hudson, Dudek) presented an overview of the Preliminary Draft MSR report and SOI options. The Commissioners and a number of city representatives provided input regarding the preliminary study. Although State law does not specify a review period for MSRs, the MSR report was circulated for a 28-day public review period, during which additional comments were received from several agencies, including the cities of Clayton, Concord and San Ramon, as presented with the MSR staff report.

The Final Draft MSR report and SOI recommendations will be presented to the Commission on September 9 for consideration and approval. The MSR report is available on the LAFCO website at www.contracostalafco.org.

The MSR report includes recommended determinations covering the following local agencies: cities of Clayton, Concord, Danville, Lafayette, Martinez, Moraga, Orinda, Pleasant Hill, San Ramon and Walnut Creek, and the Diablo Community Services District (DCSD). In addition, the report presents SOI and governance structure options for these agencies.

At this time, the Commission is asked to consider the SOI updates for each of these local agencies. The SOI options and recommendations were presented in the various draft reports, and made available to the affected agencies and the public for review and comment.

The attached table (Attachment 1) presents a summary of the governance structure and SOI options identified in the MSR report, along with the consultant and LAFCO staff recommendations. The attached maps (Attachments a-1) correspond to the SOI recommendations.

DISCUSSION

LAFCO and MSRs/SOI Updates

Provisions for updating SOIs are contained in the CKH Act. In adopting or updating an SOI, the Commission must make determinations concerning the following:

- The present and planned land uses in the area, including agricultural and open-space lands.
- The present and probable need for public facilities and services in the area.
- The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
- The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
- When adopting, amending or updating an SOI for a district, LAFCO must establish the nature, location and extent of any functions or classes of service.

The Commission may approve boundary changes using SOIs as a basis. In addition to those provisions found in the Government Code, Contra Costa LAFCO has its own adopted policies and procedures for SOI updates. Among the more important factors are:

- Whether services need to be provided in the next 5-20 years,
- Whether there is any other compelling reason for expanding an SOI, and
- Whether territory included in the SOI of one agency is already included in, or should be included in, the SOI of another agency more capable of providing services.

All of these factors and policies were considered in developing the SOI recommendations.

The MSR report considers not only potential service needs, but also land use; particularly in reviewing city SOIs. In reviewing SOIs for the 10 Central County cities, the MSR evaluates existing city boundaries in relation to SOIs, Planning Areas, existing pockets/islands, and voter approved urban limit lines.

The MSR report provides a summary of vacant land and potential for development within existing city limits and SOIs. The MSR report concludes that many of the Central County cities have adequate vacant and underutilized land within their developed cities (infill), existing city limits and existing SOIs which provide opportunity for a range of development potential.

In addition to the need for potential service and land uses, the MSR provides an assessment of present and future capacity to serve the SOI areas, including financial constraints and opportunities.

A review of the city budgets, financial statements and long-term planning documents show that a number of Central County cities face ongoing financial challenges. A review of the past two year city budgets show lower rates of revenue growth which is attributable to the residential market slowdown and the related decline in building, planning and engineering revenue. It is anticipated that the decline in these revenues is representative of what can be expected in the next few years.

In addition to the decline in revenues due to the residential market slowdown, most Central County cities are experiencing declines in property tax. The Assessor reports that residential properties continue to show downward movement in value due to the high rate of foreclosures and other economic factors. The chart below summarizes the 2008-09 and 2009-10 County Assessment Rolls.

<u>City</u>	<u>2008-09 \$ Gain/Loss in Assessed Value</u>	<u>% Change</u>	<u>2009-10 \$ Gain/Loss in Assessed Value</u>	<u>% Change</u>
Antioch	(936,699,521)	(8.84)	(2,098,386,652)	(21.73)
Brentwood	(713,097,055)	(8.84)	(1,296,014,384)	(17.50)
Clayton	21,242,854	1.20	(77,371,910)	(4.35)
Concord	(7,707,537)	(0.05)	(1,135,426,629)	(8.37)
Danville	302,386,454	3.29	(67,575,663)	(0.71)
El Cerrito	111,658,361	3.93	(19,262,237)	(0.65)
Hercules	(106,807,099)	(3.12)	(485,009,945)	(14.63)
Lafayette	310,182,918	6.07	179,544,291	3.31
Martinez	74,623,032	1.65	(188,631,120)	(4.11)
Moraga	97,096,630	3.42	54,425,099	1.85
Oakley	(187,081,620)	(5.24)	(740,687,728)	(21.93)
Orinda	209,923,750	4.81	246,326,332	5.39
Pinole	16,184,505	0.82	(142,158,824)	(7.15)
Pittsburg	(163,849,722)	(2.61)	(939,648,924)	(15.40)
Pleasant Hill	108,973,836	2.36	(152,383,411)	(3.23)
Richmond	83,275,215	0.60	(1,896,750,455)	(13.79)
San Pablo	(49,798,917)	(2.80)	(413,302,417)	(23.95)
San Ramon	656,383,017	4.54	(399,786,457)	(2.64)
Walnut Creek	256,229,859	2.03	(145,385,375)	(1.13)

All of these factors, as well as State law and Commission policies were considered in developing the SOI recommendations as summarized below.

Based on the MSR analysis, options for each agency's SOI were evaluated. These included retaining the existing SOI, reducing or expanding the SOI, adopting a zero SOI which would signal that the agency should either be dissolved or merged or consolidated with another agency, or adopting some other SOI option (e.g., provisional, overlapping, partial, service-specific, etc.). Certain types of SOI amendments (e.g., expansions) are subject to review pursuant to the California Environmental Quality Act (CEQA).

Governance Options

Government Code Section 56375(a) gives LAFCO the power to initiate certain types of boundary changes consistent with an MSR and other special studies. These boundary changes include:

- Consolidation of districts (joining two or more districts into a single successor district)
- Dissolution (termination of a district and its corporate powers)
- Merger (termination of a district by merging that district with a city)
- Establishment of a subsidiary district (city council becomes the board of directors of a district)
- Formation of a new district or districts
- A reorganization that includes any of the above

Any other type of boundary changes, such as an annexation or a detachment, must originate from an affected local agency (e.g., cities, districts) or affected landowners or registered voters.

An SOI is an area designated for probable service, and in essence, defines where and what types of government reorganizations (i.e., annexation, detachment, dissolution, consolidation) may be initiated. By statute, territory may not be annexed to a city or district unless it is already within that agency's SOI.

An SOI change neither initiates nor approves government reorganization. If and when government reorganization is initiated, there are procedural steps required by law, including an application, a service plan, a noticed public hearing, and processes (protest hearing and/or election). Only the governing bodies of local agencies, affected landowners or registered voters may initiate annexations and detachments and so long as they are consistent with the SOIs of the affected agencies.

It is important to note that changes to an agency's SOI do not directly affect service, and do not guarantee that LAFCO will approve the associated annexation or governance change. It is also important to note that the more complex options (e.g., mergers, consolidations, etc.) may require a more comprehensive "reorganization study" to review in depth the fiscal impacts of such actions.

Summary of Governance Structure and SOI Options and Recommendations

The following highlights the Governance Structure and SOI options and recommendations for each local agency covered in the Central County Sub-regional MSR report (see attached table for a summary). Details and analysis regarding these options are presented in the MSR report.

City of Clayton – Clayton incorporated in 1964 and is the smallest city in Contra Costa County with a population of approximately 10,864 (State Department of Finance: 1/1/09). The City boundary encompasses 4± square miles; the City's SOI is 5.7± square miles, and its General Plan Planning Area is 9± square miles. The City currently has approximately 10.47 acres of vacant land (residential) and 50.24 acres of underdeveloped residential land. On March 20, 2007, the City of Clayton adopted the countywide ULL in accordance with the provisions of Measure J.

The City of Clayton is a general law city and operates with six City Departments and four specialized services. City Departments include: 1) Administration, 2) Community Development, 3) Maintenance, 4) Finance, 5) Engineering, and 6) Police. Specialized services include Clayton Financing Authority, Clayton Community Gymnasium, Redevelopment Agency, and the Oakhurst Geologic Hazard Abatement District. Other services including recreation, solid waste, recycling, fire, animal control library, wastewater and water are provided by special districts or through service contracts.

As indicated above, the City's boundary is not coterminous with its SOI. The MSR identifies the following SOI options for the City of Clayton:

1. Retain existing SOI (non-coterminous).
2. Reduce SOI in the Mt. Diablo State Park area (City requested option).
3. Amend SOI to match adopted Urban Limit Line (ULL). Current land use designations of the areas proposed for removal are Open Space (PU: Public Park/Open Space/Open Space and Recreational; and Q: Quarry). The life span of the quarry is estimated to exceed 20 years.

Recommendation: Based on the MSR report, the MSR consultant recommends that the Commission amend the City's SOI to coincide with the voter approved ULL. This SOI action is consistent with the CKH Act and with Contra Costa LAFCO's policies and procedures as summarized below.

LAFCO staff concurs with the consultant's recommendations to adjust the City's SOI to conform to the adopted ULL with the exception of the Marsh Creek Road area. Given the potential for future development of the Marsh Creek Road area within the foreseeable future, LAFCO staff recommends that this area be designated "five-year provisional SOI" and reviewed again in 2014. If by 2014, the City has not taken action to demonstrate the need for municipal services to this area, then the area would be removed from the City's SOI.

Also, through the MSR process, it was discovered that neither LAFCO nor the City could locate an official resolution approving the City of Clayton's SOI. Therefore, the Commission's SOI update will also serve to memorialize the City's SOI.

On August 19, LAFCO received a letter from the City of Clayton commenting on the MSR report and SOI options and recommendations (see MSR staff report). As indicated in the letter, the City agrees with the recommendation to remove the Mt. Diablo State Park area from Clayton's SOI.

However, the City wishes to retain the remaining areas within its SOI for reasons detailed in the City's letter, and including the following:

- ❖ The City's existing SOI has been referred to for more than 25 years.
- ❖ The CEMEX quarry area is important to the City as it represents a matter of social, economic, and long-term community of interest for Clayton (i.e., proximity, geography, point of access), and is an area Clayton indicates it would logically annex and serve.
- ❖ The Marsh Creek Road area is of interest to the City and was studied and adopted through the Marsh Creek Road Specific Plan. Retaining the City's SOI in this area would allow for implementation of the City's Specific Plan. The City acknowledges that this area is outside the adopted ULL; however believes there are special circumstances as explained in their letter.

As a follow-up to the City's letter, LAFCO staff provided City staff with additional information regarding SOI criteria, the Government Code, LAFCO policies, procedures and past practices. In addition, the MSR consultant, LAFCO and City staff discussed the potential effects of maintaining the quarry area in the City's SOI; timeframe for development of the remaining parts of the Marsh Creek Specific Plan area; if/when the City will go to its voters with its own ULL; details relating to any agreements that might have

been made in 2006 that resulted in the ULL being drawn inside the City's SOI and inside future development territory; and documentation supporting the history and establishment of the City's SOI.

The additional information was useful, and we are sensitive to the City's concerns. Should the Commission approve the SOI recommendation, it should be noted that LAFCO is required by statute to review and update SOIs every five years as necessary and will review the City's SOI again in 2014. Further, the MSR does not preclude any affected agency or interested party from applying to LAFCO to amend an SOI in the future. At such time a need for municipal services can be demonstrated, LAFCO can consider amending the City's SOI.

Should the Commission wish to retain the quarry area in Clayton's SOI, given proximity, access and community of interest factors, then it is recommended that this SOI area be designated as "five-year provisional" pending the next MSR/SOI update in 2014. If by 2014, the City has not taken action to demonstrate the need for municipal services to this area, then the area would be removed from the City's SOI.

City of Concord – Concord incorporated in 1905 and is the largest city in Contra Costa County with a population of approximately 124,599. The City boundary encompasses 30.5± square miles; the SOI includes 45.6± square miles; and the City's Planning Area includes an additional 15± square miles beyond the SOI. The City currently has 170± acres of vacant land with its boundary, and 110± acres of vacant land within its SOI that could accommodate residential units to meet housing demands. On November 13, 2007, the City of Concord adopted the countywide ULL in accordance with the provisions of Measure J.

The City's SOI includes a 189-acre island (Ayers Ranch) which is completely surrounded by the City. The City provides sewer services to many of the properties located within this island. The City is encouraged to annex the island to improve the delivery of municipal services.

The City of Concord is a general law city and has 10 operating departments: 1) Office of the City Manager, 2) Building Engineering and Neighborhood Services, 3) Community and Recreation Services, 4) Planning and Economic Development, 5) Public Works, 6) Information Technology, 7) Police, 8) Human Resources, 9) Finance, and 10) City Attorney. Concord provides sewer collection and conveyance services to for most of the City of Concord, the City of Clayton and adjacent unincorporated areas outside the City's jurisdictional boundaries. Water service is provided to the City through the Contra Costa water District. Wastewater and water services were evaluated in the Central County Water/Wastewater MSR.

As indicated above, the City's boundary is not coterminous with its SOI. The MSR identifies the following SOI options for the City of Concord:

1. Retain existing SOI (non-coterminous).
2. Retain CNWS facility in the SOI (City requested option).
3. Amend SOI to match the adopted ULL. This would remove territory to the northwest of the City that includes the CNWS facility located along the Carquinez Strait (tidal area).

Recommendation: Based on the MSR report, the MSR consultant recommends that the Commission amend the City's SOI to coincide with the voter approved ULL as described in #3 above. This SOI action is consistent with the CKH Act, and with Contra Costa LAFCO's policies, procedures and practices.

In addition, the City is encouraged to annex the Ayers Ranch island and other areas receiving city services.

LAFCO staff concurs with the consultant's recommendation to annex unincorporated islands and pockets currently receiving City services; and strongly encourages the City to annex the Ayers Ranch island, as the City is providing services within this island, and the island results in service inefficiencies.

Given the proximity and uniqueness of the CNWS land, the status of the City's planning efforts relating to the CNWS, and the potential for near-term implementation of a number of the City's General Plan policies, including revisiting the ULL and designation of urban areas, LAFCO staff recommends that this SOI area be designated as "five-year provisional" pending the next MSR/SOI update in 2014. If by 2014, the City has not taken action to demonstrate the need for services to this area, then the area would be removed from the SOI.

In their letter dated August 19, 2009, the City expresses its objection to the SOI recommendation indicating that the CNWS area has been in the City's General Plans since 1982. Further, in 2007, the City adopted a resolution indicating that it shall conduct a periodic review for expanding the ULL in the vicinity of the tidal portion of the CNWS, and may initiate proceedings for a subsequent voter ULL initiative. The City indicates that removal of this area would impede or prevent the City from future annexation.

As a follow-up to the City's letter, LAFCO staff provided City staff with additional information regarding SOI criteria, the Government Code, LAFCO policies, procedures and past practices. In addition, the MSR consultant, LAFCO and City discussed potential demand for services in this area in the foreseeable future.

In addition, City staff further explained that circumstances surrounding the CNWS are unique in that the property is owned by the U.S. government. In addition, the City General Plan contemplates a future expansion of the City's ULL to include this area. Thus, the City anticipates the need for future services; and when the need arises, the City of Concord would be the logical service provider.

Town of Danville – Danville incorporated in 1982 and has a current population of approximately 43,043. The Town's boundary encompasses 18± square miles. The Town's SOI is split into two geographic areas: east and west. The area to the east comprises 400± acres and includes areas actively under County approvals covering the so-called intervening properties, Wendt Ranch and the northwestern most portion of the Alamo Creek. The area to the west includes 335± acres and is outside of the countywide voter-approved ULL. Most of this area is designated as open space or part of existing agricultural preserves. The Town's Planning Area extends beyond its SOI. On February 6, 2007, the Town of Danville adopted the countywide ULL in accordance with the provisions of Measure J.

Danville is a general law city and operates with five Town Departments including: 1) General Government, 2) Police Services, 3) Development and Transportation Services (Building, Engineering, Planning and Traffic Engineering divisions), 4) Maintenance Services, and 5) Recreation Services.

As indicated above, the Town's boundary is not coterminous with its SOI. The MSR identifies the following SOI options for the Town of Danville:

1. Retain existing SOI (non-coterminous).

2. Adjust SOI to coincide with ULL. This includes removal of agricultural and open space land located west of the Las Trampas Hills, Town & Country, and Danville Ranch residential developments, within Bollinger Canyon; existing developed areas would remain within the SOI.

Recommendation: Based on the MSR report, the MSR consultant recommends that the Commission adjust the City's SOI to coincide with the ULL.

In addition, it is recommended that the City review and consider annexing a small three-acre area south of Camino Tassajara Road, between Rassani Drive and Parkhurst Drive to enhance services to the area.

LAFCO staff concurs with the consultant's recommendation that the City review and consider annexing the three-acre area referenced above. Further, LAFCO staff recommends deferring action on Danville's SOI pending further discussions with the City of San Ramon and the County regarding the Tassajara Valley area.

The Town of Danville recently initiated an update to the Danville 2010 General Plan and intends to use the General Plan update process as an opportunity to consider options for expanding its SOI to the east, potentially including a portion of the Tassajara Valley area. The Town indicates that the Danville 2010 General Plan and accompanying environmental review would then serve as a basis for formally applying to LAFCO at a subsequent date to adjust the Town's SOI to the east into some portion of the Tassajara Valley.

The Town acknowledges that the City of San Ramon has previously expressed interest in amending the City's SOI to include the greater Tassajara Valley, and has reiterated this request during the LAFCO MSR process. The City of San Ramon's request is discussed later in this report.

On September 1, the Danville Town Council adopted a resolution acknowledging the LAFCO Central County Sub-regional MSR and responding to the options in the report relating to Danville's SOI. As indicated in the Danville staff report, further review of this issue would be beneficial.

In addition, in June 2009, FT Land, LLC submitted to the County an application for a proposed General Plan Amendment and an application for rezoning. The applicant proposes development of a rural mixed use project called the "New Farm Project" located in the Tassajara Valley. The applicant proposes amending the County's General Plan and to establish a new land use designation and related changes to the General Plan. The General Plan Amendment study for the New Farm Project was previously authorized by the Board of Supervisors in July 2007.

Given the interest in the Tassajara Valley, it is recommended that the Commission defer action on the Danville and San Ramon SOI updates pending further discussion with the affected local agencies.

City of Lafayette – Lafayette incorporated in 1968. The City boundary encompasses 15± square miles and has 15.5± square miles within its SOI. The City's SOI coincides with its Planning Area. The City's current population is approximately 24,087. On August 11, 2008, the City of Lafayette adopted the countywide ULL in accordance with the provisions of Measure J.

The City of Lafayette is a general law city and operates with seven City departments including: 1) Administration, 2) Code Enforcement, 3) Engineering, 4) Parks and Recreation, 5) Planning, 6) Police, and 7) Public Works.

As indicated above, the City's boundary is not coterminous with its SOI. The MSR identifies the following SOI options for the City of Lafayette:

1. Retain existing SOI (non-coterminous).
2. Amend SOI to be coterminous with City limits.
3. Reduce SOI.

Recommendation: Based on the MSR report, both the MSR consultant and LAFCO staff recommend that the Commission retain the existing SOI for the City of Lafayette.

City of Martinez – Martinez incorporated in 1876 and is the second oldest City in Contra Costa County (Antioch incorporated in 1872). The City boundary encompasses 12.47± square miles and has 20± square miles within its SOI. The City's Planning Area is coterminous with its SOI. The City's current population is approximately 36,348. On May 2, 2007, the City of Martinez adopted the countywide ULL in accordance with the provisions of Measure J.

The City of Martinez is a general law city and is organized into five City departments: 1) Administrative Services, 2) Building, 3) Community and Economic Development, 4) Police and 5) Public Works. The Building department is proposed to be merged with Public Works. In addition, the City is considering forming a Redevelopment Agency.

The City provides retail water service to an area of 15± square miles. The service area includes approximately 75 percent of the City's corporate boundaries as well as unincorporated areas to the northeast, southeast, and southwest. Martinez also provides water service to some parcels within the northwest portion of the adjacent City of Pleasant Hill. The City is providing water service to approximately 1,500 properties outside its jurisdictional boundaries.

As indicated above, the City's boundary is not coterminous with its SOI. The MSR identifies the following SOI options for the City of Martinez:

1. Retain existing SOI (non-coterminous).
2. Amend the City's SOI by removing areas that lie outside the approved ULL, but retain the existing SOI to match City limits that lie outside the ULL.
3. Adjust the SOI to coincide with the ULL.

Recommendation: Based on the MSR report, the MSR consultant and LAFCO staff recommend that the Commission adjust the City's SOI to conform to the adopted ULL, with two exceptions: 1) SOI should follow the City boundaries in areas where the ULL is smaller than the City boundary, and 2) SOI should retain the Alhambra Valley area to avoid creation of an "island."

In addition, it is recommended that the City review those areas currently receiving out of agency water service and pursue annexation as appropriate.

The City of Martinez provides water service to numerous parcels in and around the Alhambra Valley. The City is currently studying various options involving the annexation of some or all of the Alhambra Valley. Removal of this area from the City's SOI would impact the City's annexation options and would result in an island within the City's SOI.

Town of Moraga – Moraga incorporated in 1974. The Town's boundary encompasses 9.5± square miles and has 9.7± square miles within its SOI. The City's SOI is coterminous with its Planning Area. The Town's current population is approximately 16,204. On April 25, 2007, the Town of Moraga adopted the countywide ULL in accordance with the provisions of Measure J.

The Town of Moraga is a general law city and operates with six Town departments: 1) Central Administration, 2) Police, 3) Parks and Recreation, 4) Planning, 5) Administrative Services, and 6) Public Works/Engineering.

As indicated above, the Town's boundary is not coterminous with its SOI. The MSR identifies the following SOI options for the Town of Moraga:

1. Retain existing SOI (non-coterminous).
2. Adjust the SOI to coincide with the ULL.

Recommendation: Based on the MSR report, the MSR consultant and LAFCO staff recommend that the Commission adjust the Town's SOI to coincide with the ULL. The current SOI includes 0.2 square miles comprised of two areas south of the Town that open into Bollinger Canyon. The land use designation for this area is Open Space the area is currently undeveloped and will not require municipal services. This area is outside of the ULL.

City of Orinda – Orinda incorporated in 1985. The City boundary and SOI are coterminous and encompass 12.8± square miles. The City's Planning Area includes 2.9± square miles of unincorporated area. The City's current population is approximately 17,669. On February 17, 2009, the City of Orinda adopted the countywide ULL in accordance with the provisions of Measure J.

The City of Orinda is a general law city and operates with five City departments: 1) Administration, 2) Planning, 3) Police, 4) Parks and Recreation, and 5) Public Works and Engineering Services.

As indicated above, the City's boundary is coterminous with its SOI. The MSR identifies only one SOI option for Orinda – to retain the existing coterminous SOI.

Recommendation: Based on the MSR report, the MSR consultant and LAFCO staff recommend that the Commission retain the existing SOI for the City of Orinda.

City of Pleasant Hill – Pleasant Hill incorporated in 1961. The City boundary encompasses 8.2± square miles and has 12± square miles within its SOI. The City’s SOI is coterminous with its Planning Area. The City’s current population is approximately 33,547. On December 15, 2008, the City of Pleasant Hill adopted the countywide ULL in accordance with the provisions of Measure J.

The City of Pleasant Hill is a general law city and operates with six City departments plus one specialized service agency. City departments include: 1) City Attorney, 2) City Manager, 3) Finance, 4) Human Resources, 5) Police, and 6) Public Works/Community Development. Specialized services include the Redevelopment Agency.

As indicated above, the City’s boundary is not coterminous with its SOI. The MSR identifies the following SOI options for the City of Pleasant Hill:

1. Retain existing SOI (non-coterminous).
2. Amend SOI to be coterminous with City limits.
3. Reduce SOI.

Recommendation: Based on the MSR report, the MSR consultant and LAFCO staff recommend that the Commission amend the City’s SOI to remove the Briones Hills open space areas since these areas are not proposed for development and will not require City services. Some of these areas have easements or deed restrictions.

In addition to the SOI options, the MSR also identified three governance issues as summarized below:

- There are two unincorporated islands within Pleasant Hill’s SOI: one is a 5-acre area east of Alhambra Avenue surrounded on both sides by the cities of Martinez and Pleasant Hill; the other is a 37-acre island east of the Contra Costa County Club House near the intersection of Paso Nogal and Golf Club Road. Both islands can be annexed under the “island” provision with no protest proceedings. Government Code §56375.3 allows LAFCO to waive protest proceedings and approve annexations of less than 150 acres, and the City has adopted resolution proposing the annexation. The City should consider taking action to annex these areas, as the City of Pleasant Hill is the logical service provider.
- The cities of Concord and Pleasant Hill should jointly review their boundaries and common SOI areas and return to LAFCO with any potential SOI amendments, including required CEQA documentation.
- The City of Pleasant Hill and Pleasant Hill Recreation and Park District should coordinate on all annexations to ensure consistent services throughout the City.

City of San Ramon – San Ramon incorporated in 1983. The City boundary encompasses 17.8± square miles and has an SOI of 30.7± square miles. The City’s Planning Area totals 38 square miles and includes the Tassajara Valley. The City’s current population is approximately 63,176. In March 2002, the City of San Ramon adopted a citywide Urban Growth Boundary (UGB) in accordance with the provisions of Measure J.

The City of San Ramon is one of two charter cities in Contra Costa County (Richmond is the other). San Ramon operates with three functional areas and seven departments. Functional areas include the City

Manager's Office, the City Clerk and the City Attorney. City departments include: 1) Administrative Services (including Employee Services), 2) Planning/Community Development, 3) Engineering Services, 4) Police Services, 5) Public Services, 6) Parks and Community Services, and 7) Economic Development.

As indicated above, the City's boundary is not coterminous with its SOI. The MSR identifies the following SOI options for the City of San Ramon:

1. Retain existing SOI (non-coterminous).
2. Remove all SOI areas that exist outside of the City limits.
3. Reduce SOI to conform to the City's voter approved UGB.
4. Expand SOI to include either the greater Tassajara Valley or the Windemere properties adjacent to the Windemere Parkway (city requested options).
5. Approve a partial SOI reduction. This option would generally follow the voter-approved UGB but would retain areas south/southwest and north of Norris Canyon Road (Westside Specific Plan) within the City's SOI, and remove from the SOI the areas north/northwest along Bollinger Canyon Road and areas adjacent to Las Trampas Regional Wilderness Park and Little Hills Ranch Regional Recreation Area. In the southwestern most part of the City, where the City limits extend beyond the UGB, the SOI would follow the existing City limit line.

Recommendation: Based on the MSR report, the MSR consultant recommends Option #5 above for the City of San Ramon. The City's request to add either the greater Tassajara Valley or the Windemere properties adjacent to the Windemere Parkway cannot be supported at this time, as 1) these areas are outside both the City's UGB and the countywide ULL; 2) there is no demonstrated need for municipal service to these areas within the next 5-10 years, and 3) addition of these areas is in conflict with LAFCO policies and the CKH Act.

Given the complexities and interest in the Tassajara Valley, LAFCO staff recommends that the Commission defer action on San Ramon SOI update pending further discussion with the affected local agencies.

The City provided a letter commenting on the MSR and SOI options. In their letter dated August 20, 2009, the City requests clarification regarding the CKH Act and LAFCO policies relating to SOIs and notes an inconsistency in the MSR report. The MSR consultant and LAFCO staff have addressed these issues.

The City also provided additional information relating to their General Plan update, which is currently in progress. The MSR consultant, LAFCO and City staff discussed the SOI options. City staff reiterated their request that all of Tassajara Valley be included in San Ramon's SOI, and adds that if the Commission is not supportive of adding all of the Tassajara Valley to the SOI, they would request that two parcels located along Windemere Parkway be included in the City's SOI, as these parcels are located within the City's Geologic Hazard Abatement District (GHAD). Further, the City requests that no other modifications to their SOI occur.

The additional information provided by the City was useful, and we are sensitive to the City's concerns. However, given the complexities associated with the Tassajara Valley, further discussion and analysis is needed.

City of Walnut Creek – Walnut Creek incorporated in 1914. The City boundary encompasses 19.5± square miles, has an SOI of 23.8± square miles, and a Planning Area of 28.5± square miles. The City’s current population is approximately 65,860. On October 17, 2006, the City of Walnut Creek adopted the countywide ULL in accordance with the provisions of Measure J.

The City of Walnut Creek operates with six City departments: 1) Administrative Services, 2) Community Development, 3) Public Services, 4) Arts, Recreation and Community Services, 5) Police, and 6) City Management.

As indicated above, the City’s boundary is not coterminous with its SOI and has a number of irregularities. The MSR identifies the following SOI options for the City of Walnut Creek:

- Retain the existing SOI
- Adjust the SOI to coincide with the ULL

Recommendation: Based on the MSR report, the MSR consultant and LAFCO staff recommend that the Commission adjust the City’s SOI to coincide with the voter approved ULL. This would result in removing areas south of North Gate Road which include Contra Costa County Flood Control and East Bay Regional Park District properties which do not require City services.

In addition, as discussed in the MSR report, the City has nine unincorporated areas within its SOI. Three of these areas are islands surrounded by the City. Most of the SOI areas are inhabited, and many are indistinguishable from areas of the City that border these areas. Island areas are of particular concern to LAFCO because of long-term service delivery and cost issues.

The City is encouraged to annex the island areas to improve service delivery and provide these residents access to and participation in the local government of Walnut Creek. It is appropriate to consider that all areas of the existing SOI should ultimately become part of the City. Most of the island areas have Walnut Creek addresses, access their neighborhoods through Walnut Creek, and shop in Walnut Creek; their children attend Walnut Creek schools. Thus, the “community of interest” is Walnut Creek.

Two of these islands (i.e., Springbrook Road and Walnut Blvd/Shady Glen Road) can be annexed under the “island” provision with no protest proceedings. Government Code §56375.3 allows LAFCO to waive protest proceedings and approve annexations of less than 150 acres.

Diablo Community Services District (DCSD) - DCSD is an independent district formed in 1968 as a successor district to the Diablo Utility District. The District is located northeast of the Town of Danville between the unincorporated communities of Alamo and Blackhawk/Tassajara, and encompasses approximately 1.56 square miles, a portion of which is outside the countywide ULL. The District serves approximately 1,200 residents.

The District is authorized to provide police/security services, road maintenance, street lighting, parks and recreation and finance the operation of a Municipal Advisory Council (MAC).

The District’s boundaries and SOI are coterminous. The MSR identifies the following SOI options for DCSD:

- Retain existing coterminous SOI.
- Expand the SOI.
- Adopt a zero SOI.

In addition, the District indicates that it is considering expanding its SOI and service boundaries to include an area east of Mt. Diablo Scenic and contiguous to the District's boundaries. The area contains a number of residences which have a community of interest with Diablo, as they have Diablo addresses, use the Diablo Post Office, and travel on Diablo roads. These residents could potentially benefit from services provided by the District.

Recommendation: Based on the MSR report, the MSR consultant and LAFCO staff recommend that the Commission retain the existing coterminous SOI. The MSR report notes that given that the District's services are provided via contracts, and the District has limited financial and personnel resources, retaining the current coterminous SOI would be appropriate at this time. Since the District was formed before Proposition 13 was passed, and the District receives a portion of the 1% property tax increment, any additional revenues must come from assessments or fees. Any increase in assessments would require a two-thirds voter approval.

In addition to the SOI options, the MSR also identified the following governance issues:

- The services of DCSD overlap with County Service Area (CSA) P-6 which also provides enhanced police protection services.
- Given the fiscal and governance issues, the District may wish to explore future service provision by other agencies; for instance, a Zone of Benefit within an existing CSA. While it is not uncommon for small district's to be run out of the general manager's home, this level of operation presents some risk of limited accessibility and accountability to the residents. Administrative costs run approximately 10% of the agency's budget, which is not out of line. However as cost of service provision increases over time, and revenue decreases, service levels may need to be adjusted unless the residents approve assessments to cover the increased costs. Additionally, at some point, the current manager will retire and a new general manager/secretary will need to be retained. The new manager may not wish to continue working with the same arrangement as the current manager, and this would entail office space rental and, possibly, hiring of staff. This would increase administrative cost.
- During the period between this review and the next MSR cycle in 2014, a study to assess the effects of consolidating the DCSD with another service provider may be appropriate.

Environmental Analysis

The MSR is a study and the MSR and determinations are Categorically Exempt under §15306, Class 6 of the California Environmental Quality Act (CEQA) Guidelines. However, SOI changes may be subject to CEQA. A number of the recommended SOI updates are intended to align SOIs with actual service areas. While other updates are in anticipation of future boundary reorganization (e.g., consolidation). Therefore, there is no potential for causing significant effect on the environment, and the proposed SOI actions qualify

for the General Rule exemption under §15061(b)(3) of the CEQA Guidelines. However, should the Commission decide to adopt certain SOI changes that would expand a city's SOI, for example, as requested by the City of San Ramon regarding the Tassajara Valley, then the Commission would encounter circumstances similar to the recent SOI expansion in Pittsburg where LAFCO's actions required it to serve as the Lead Agency for the purposes of compliance with CEQA and for completing an Initial Study and resulting CEQA document.

OPTIONS AND RECOMMENDATION

The recommended SOI amendments are consistent with the CKH Act, which provides that an SOI is an area designated for probable service; and with LAFCOs' statutory responsibilities for planning and shaping logical and orderly development, coordination of local government agencies, extension of municipal services into appropriate areas and preservation of agricultural and open space lands (Gov. Code §§56001, 56076, 56301, 56377, 56425).

The recommended SOI amendments are also consistent with local LAFCO policies (Commissioner Handbook Section 2.1) which provide as follows:

- LAFCO discourages inclusion of land in an agency's SOI if a need for services provided by that agency within a 5-10 year period cannot be demonstrated. To demonstrate that a proposed SOI amendment is timely, an indication of expected absorption and development rates for land already in the SOI, as well as land proposed to be added is needed.
- An agency should propose a reduction in its SOI to remove territory that the agency does not believe will be developed within 20 years.

Further, the recommended SOI amendments are consistent with the Commission's practice of adjusting SOIs (i.e., expansions, reductions) to reflect the probable need for municipal service within the foreseeable future (5-20 years) and to coincide with voter approved ULLs. LAFCO's recent SOI actions in conjunction with MSRs/SOI updates include the following:

- *City of Pittsburg* – In conjunction with the East County Sub-regional MSR, LAFCO expanded the City's SOI to coincide with Pittsburg voter approved ULL.
- *City of Brentwood* - In conjunction with the East County Sub-regional MSR, LAFCO reduced the City's SOI to remove some areas which are outside the ULL (Cowell Ranch).
- *Contra Costa Water District* - In conjunction with the Central County Water/Wastewater MSR, LAFCO expanded the District's SOI to coincide with the City of Antioch and City of Pittsburg voter approved ULLs.
- *Delta Diablo Sanitation District* - In conjunction with the East County Water/Wastewater MSRs, LAFCO expanded the District's SOI to coincide with the City of Antioch and City of Pittsburg voter approved ULLs.
- *Diablo Water District* - In conjunction with the East County Water/Wastewater MSR, LAFCO reduced the District's SOI and removed areas which are outside the countywide ULL.
- *Ironhouse Sanitary District* - In conjunction with the East County Water/Wastewater MSR, LAFCO reduced the District's SOI and removed areas which are outside the countywide ULL.
- *Central Contra Costa Sanitary District* - In conjunction with the Central County Water/ Wastewater MSR, LAFCO reduced the District's SOI and removed areas which are outside the countywide ULL.

Option I

1. Approve SOI updates per LAFCO staff's recommendations,
2. As Lead Agency, determine that the SOI updates, as recommended by LAFCO staff, are exempt pursuant to §15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, and
3. Direct staff to prepare resolutions updating the SOIs for the local agencies in accordance with the CKH Act.

Option II

Adopt alternative SOI updates as desired and provide direction to LAFCO staff as appropriate.

Option III

If the Commission needs more information, it should CONTINUE this matter to a future meeting.

RECOMMENDED ACTION:

Approve Option 1

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

c: Distribution

Attachments:

1. Governance Structure and SOI Options Table
2. SOI Maps (a-k)

**CENTRAL COUNTY SUB-REGIONAL SPHERE OF INFLUENCE (SOI) AND
GOVERNANCE STRUCTURE (GS) OPTIONS AND RECOMMENDATIONS**

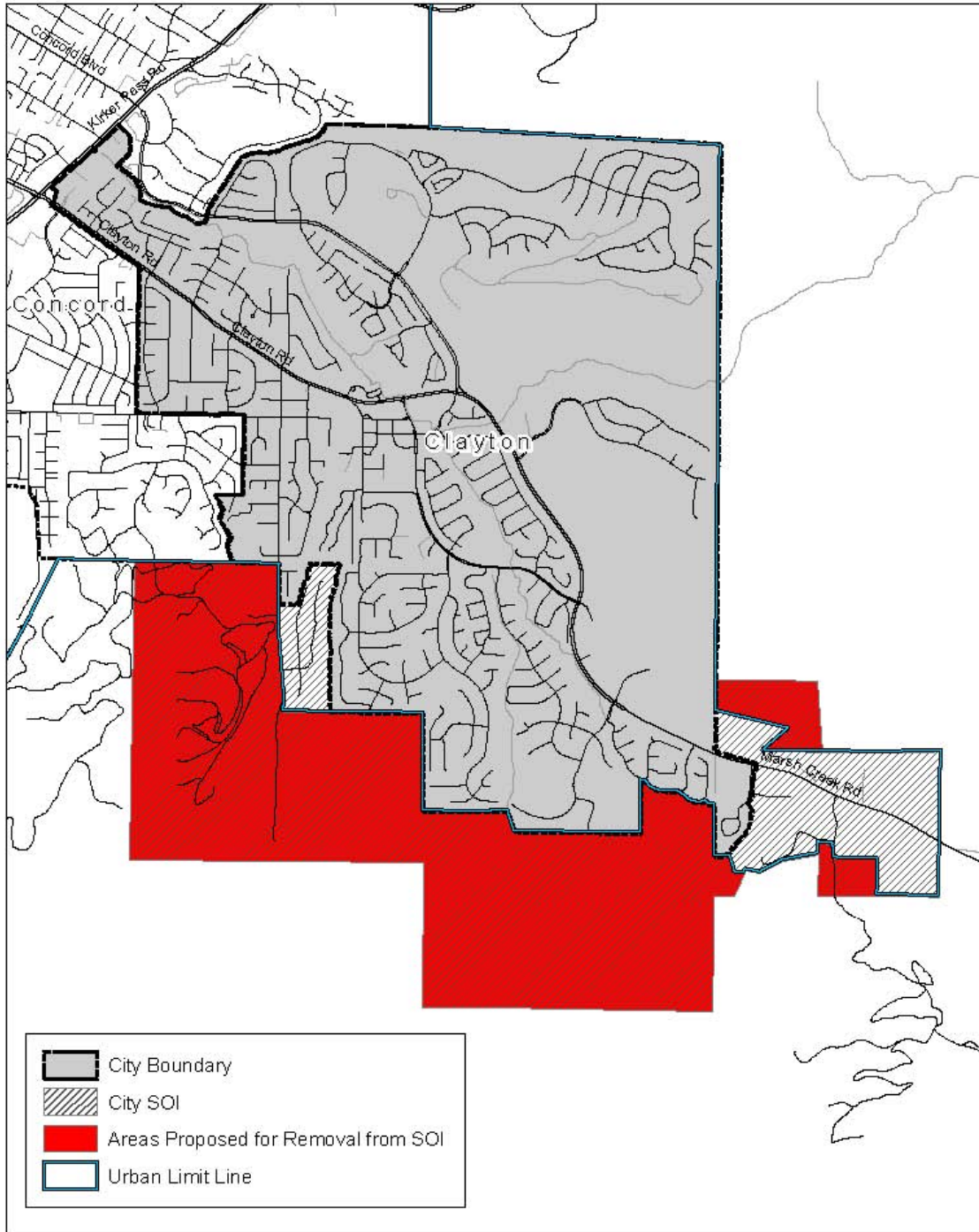
Agency	SOI Options	GS Options	Consultant Recommendations	LAFCO Staff Recommendations
City of Clayton	<ul style="list-style-type: none"> • Retain existing SOI (non-coterminous). • Reduce SOI in the Mt. Diablo State Park area and retain existing SOI areas (City requested option). • Amend SOI to match adopted ULL. Current land use designations of the areas proposed for removal are Open Space (PU: Public Park/Open Space/Open Space and Recreational; and Q: Quarry). The life span of the quarry is estimated to exceed 20 years. 	<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Remove all SOI areas that are outside of the countywide and City-adopted ULL. 	<ul style="list-style-type: none"> • Officially adopt the City’s SOI. • Remove all areas that are outside the ULL with the exception of the Marsh Creek Road area. Designate this area as “five-year provisional SOI” subject to review in 2014.
City of Concord	<ul style="list-style-type: none"> • Retain existing SOI (non-coterminous). • Retain CNWS facility in the SOI (City requested option). • Amend SOI to match the adopted ULL. This would remove territory to the northwest of the City that includes the CNWS facility located along the Carquinez Strait (tidal area). 	<ul style="list-style-type: none"> • The City should evaluate future annexation of areas currently receiving City services. • The City should annex the entire 189-acre Ayers Ranch island to improve delivery of municipal services, particularly sewer and police services. 	<ul style="list-style-type: none"> • Amend the SOI to match the voter approved ULL. • Encourage City to annex island and areas receiving city services. 	<ul style="list-style-type: none"> • Designate the City’s SOI as “five-year provisional SOI” subject to review in 2014. • Encourage City to annex islands and pockets currently receiving City services. • Strongly encourage the City to annex the Ayers Ranch island area.
Town of Danville	<ul style="list-style-type: none"> • Retain existing SOI (non-coterminous). • Adjust SOI to coincide with ULL. This includes removal of agricultural and open space land located west of the Las Trampas Hills, Town & Country, and Danville Ranch residential developments, within Bollinger Canyon; existing developed areas would remain within the SOI. 	<ul style="list-style-type: none"> • The City should review and consider annexing a small three-acre area south of Camino Tassajara Road, between Rassani Drive and Parkhurst Drive to enhance services to the area. 	<ul style="list-style-type: none"> • Adjust the SOI to coincide with the ULL. 	<ul style="list-style-type: none"> • Defer SOI update pending further discussions with the City of San Ramon and the County regarding the Tassajara Valley.
City of Lafayette	<ul style="list-style-type: none"> • Retain existing SOI (non-coterminous). • Amend SOI to be coterminous with City limits. • Reduce SOI. 	<ul style="list-style-type: none"> • None identified. 	<ul style="list-style-type: none"> • Retain existing SOI. 	<ul style="list-style-type: none"> • Retain existing SOI.

Agency	SOI Options	GS Options	Consultant Recommendations	LAFCO Staff Recommendations
City of Martinez	<ul style="list-style-type: none"> Retain existing SOI (non-coterminous). Amend the City’s SOI by removing areas that lie outside the approved ULL, but retain the existing SOI to match City limits that lie outside the ULL. Adjust the SOI to coincide with the ULL. 	<ul style="list-style-type: none"> As noted in the Central County Water/Wastewater MSR adopted by LAFCO in June 2008, the City is providing water services beyond its corporate limits to approximately 1,500 connections. These services predate the requirements of Gov. Code §56133, which requires LAFCO approval of extraterritorial service provision. Any new or extended water service outside the City’s jurisdictional boundaries is subject to LAFCO’s review and approval. The 1,500 water connections represent residents who do not have representation concerning policy, rates, or governance of their water supply. 	<ul style="list-style-type: none"> Adjust the SOI to conform to the adopted ULL, with two exceptions: 1) SOI should follow the City boundaries in any area where the ULL is smaller than the City boundary, and 2) SOI should not follow the ULL in the Alhambra Valley in the creation of an “island.” 	<ul style="list-style-type: none"> Adjust the SOI to conform to the adopted ULL, with two exceptions: 1) SOI should follow the City boundaries in any area where the ULL is smaller than the City boundary, and 2) retain the Alhambra Valley “island” within the City’s SOI. The City should review those areas currently receiving out of agency water service and pursue annexation as appropriate.
Town of Moraga	<ul style="list-style-type: none"> Retain existing SOI (non-coterminous). Adjust the SOI to coincide with the ULL. 	<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> Amend the SOI to match the ULL. This involves removing two open space areas south of the Town that open into Bollinger Canyon. 	<ul style="list-style-type: none"> Amend the SOI to match the ULL.
City of Orinda	<ul style="list-style-type: none"> Retain existing SOI (coterminous). 	<ul style="list-style-type: none"> None identified. 	<ul style="list-style-type: none"> Retain existing coterminous SOI. 	<ul style="list-style-type: none"> Retain existing coterminous SOI.
City of Pleasant Hill	<ul style="list-style-type: none"> Retain existing SOI (non-coterminous). Amend SOI to be coterminous with City limits. Reduce SOI. 	<ul style="list-style-type: none"> There are two unincorporated islands within Pleasant Hill’s SOI. One is a 5-acre area east of Alhambra Avenue surrounded on both sides by the cities of Martinez and Pleasant Hill; the other is a 37-acre island east of the Contra Costa County Club House near the intersection of Paso Nogal and Golf Club Road. Both islands can be annexed under the “island” provision with no protest proceedings. Gov. Code §56375.3 allows LAFCO to waive protest proceedings and approve annexations of less than 150 acres, and the City has adopted resolutions proposing the annexation. The City should consider taking action to annex these areas, as the City of Pleasant Hill is the logical service provider. 	<ul style="list-style-type: none"> Amend SOI to remove the Briones Hill open space area, since this area is not proposed for development and would not require services from the City. Encourage City to pursue annexation of islands and SOI coordination with Concord. 	<ul style="list-style-type: none"> Amend SOI to remove the Briones Hill open space area, since this area is not proposed for development and would not require services from the City. Encourage City to pursue annexation of islands and SOI coordination with Concord.

Pleasant Hill (cont'd)		<ul style="list-style-type: none"> • The cities of Concord and Pleasant Hill should jointly review their boundaries and common SOI areas and return to LAFCO with any potential SOI amendments, including required CEQA documentation. • The City of Pleasant Hill and Pleasant Hill Recreation & Park District should coordinate on all annexations to ensure consistent services throughout the City. 		
City of San Ramon	<ul style="list-style-type: none"> • Retain existing SOI (non-coterminous). • Remove all SOI areas that are outside the City limits. • Reduce SOI to conform to the City's UGB. • Expand SOI to include either the greater Tassajara Valley or the Windemere properties adjacent to the Windemere Parkway (city requested options). • Approve a partial SOI reduction. This option would generally follow the voter-approved UGB but would retain areas south/southwest and north of Norris Canyon Road (Westside Specific Plan) within the City's SOI, and remove the SOI from the areas north/northwest along Bollinger Canyon Road and areas adjacent to Las Trampas Regional Wilderness Park and Little Hills Ranch Regional Recreation Area. In the southwestern most part of the City, where the City limits extend beyond the UGB, the SOI would follow the existing City limit line. 		<ul style="list-style-type: none"> • Modify SOI to generally follow the City's UGB but retain areas south/southwest and north of Norris Canyon Road (Westside Specific Plan) within the City's SOI, and remove from the SOI the areas north/northwest along Bollinger Canyon Road and areas adjacent to Las Trampas Regional Wilderness Park and Little Hills Ranch Regional Recreation Area. In the southwestern most part of the City, where the City limits extend beyond the UGB, the SOI would follow the existing City limit line. 	<ul style="list-style-type: none"> • Defer SOI update pending further discussions with the Town of Danville and the County regarding the Tassajara Valley.
City of Walnut Creek	<ul style="list-style-type: none"> • Retain the existing SOI • Adjust the SOI to coincide with the voter approved ULL. This would remove from the SOI areas south of North Gate Road which include Contra Costa County Flood Control and East Bay Regional Park District properties which do not require City services. 	<p>The City has nine areas of SOI that are outside the City limits; three of which are islands of unincorporated territory surrounded by the City. Most of the SOI areas are inhabited, and many are indistinguishable from the City of Walnut Creek. Island areas are of concern to LAFCO because of long-term service delivery and cost issues.</p>	<ul style="list-style-type: none"> • Adjust SOI to coincide with the ULL. • Encourage City to review and annex island areas to improve service delivery. It is appropriate to consider that all of the SOI areas would ultimately be annexed to the City as these areas share community of interest with the City of Walnut Creek. 	<ul style="list-style-type: none"> • Adjust SOI to coincide with the ULL. • Encourage City to review and annex island areas to improve service delivery. All of the SOI areas share community of interest with the City of Walnut Creek.

<p>Walnut Creek (cont'd)</p>		<p>The City is encouraged to annex the island areas to improve service delivery and provide these residents access to and participation in the local government of Walnut Creek. It is appropriate to consider that all areas of the existing SOI should ultimately become part of the City. Most of the island areas have Walnut Creek addresses, access their neighborhoods through Walnut Creek, and shop in Walnut Creek; their children attend Walnut Creek schools. Thus, the “community of interest” is Walnut Creek.</p> <p>Two of these islands (i.e., Springbrook Road and Walnut Blvd/Shady Glen Road) can be annexed under the “island” provision with no protest proceedings. Government Code §56375.3 allows LAFCO to waive protest proceedings and approve annexations of less than 150 acres.</p>		
<p>Diablo CSD</p>	<ul style="list-style-type: none"> • Retain existing coterminous SOI. • Expand the SOI. • Adopt a zero SOI. 	<ul style="list-style-type: none"> • The services of DCSD overlap with CSA P-6 which also provides enhanced police protection services. • The District should explore future service provision by another agency, such as a Zone of Benefit within an existing CSA, and ultimate dissolution. 	<ul style="list-style-type: none"> • Retain existing SOI. • Prior to the next MSR cycle, a study should be prepared to review the effects of dissolution with services to be provided by another agency (ies). 	<ul style="list-style-type: none"> • Retain existing SOI. • Prior to the next MSR cycle, a study should be prepared to review the effects of dissolution with services to be provided by another agency (ies).

City of Clayton Sphere of Influence and Voter-Approved Urban Limit Line



Map scale: 7162669
 by Contra Costa County Community Development, GIS Group
 601 Pine Street, 4th Floor North Wing, Martinez, CA 94554-0006
 2010048-0008 122825324W

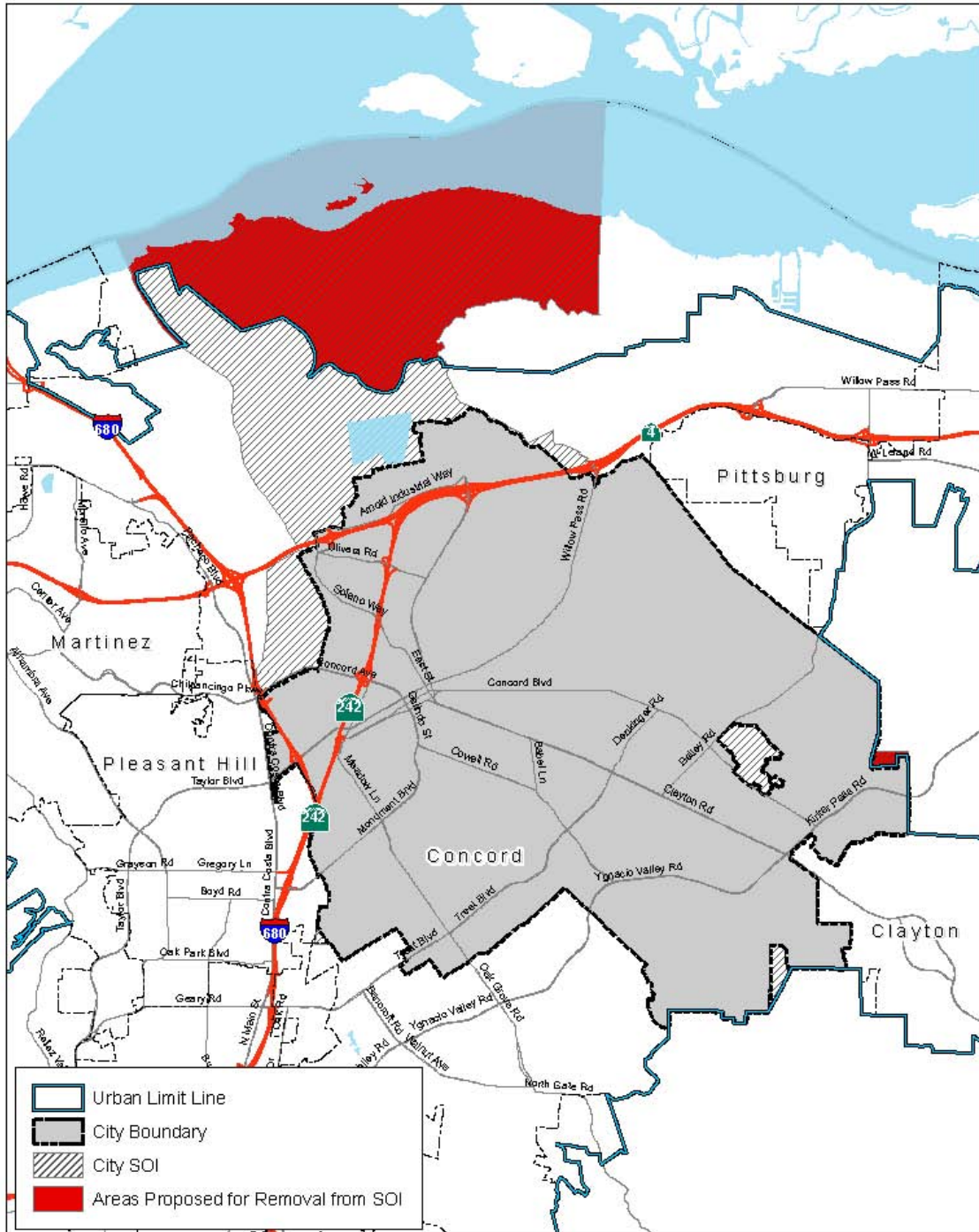
This map was created by the Contra Costa County Community Development Department and is not a Contra Costa County GIS Product. Some base data, primarily US LINES, is attributed to the USGS National Wetlands Inventory. The map contains copyright information and it may be reproduced in its entirety without the express written consent of the County of Contra Costa and its geographic information system.



0 0.25 0.5 Miles



City of Concord Sphere of Influence and Voter-Approved Urban Limit Line



	Urban Limit Line
	City Boundary
	City SOI
	Areas Proposed for Removal from SOI

Map created 7/16/2009
 by Contra Costa County Community Development, GIS Group
 601 Pine Street, 4th Floor North Wing, Martinez, CA 94553-4000
 925/948-2500 1222812514W

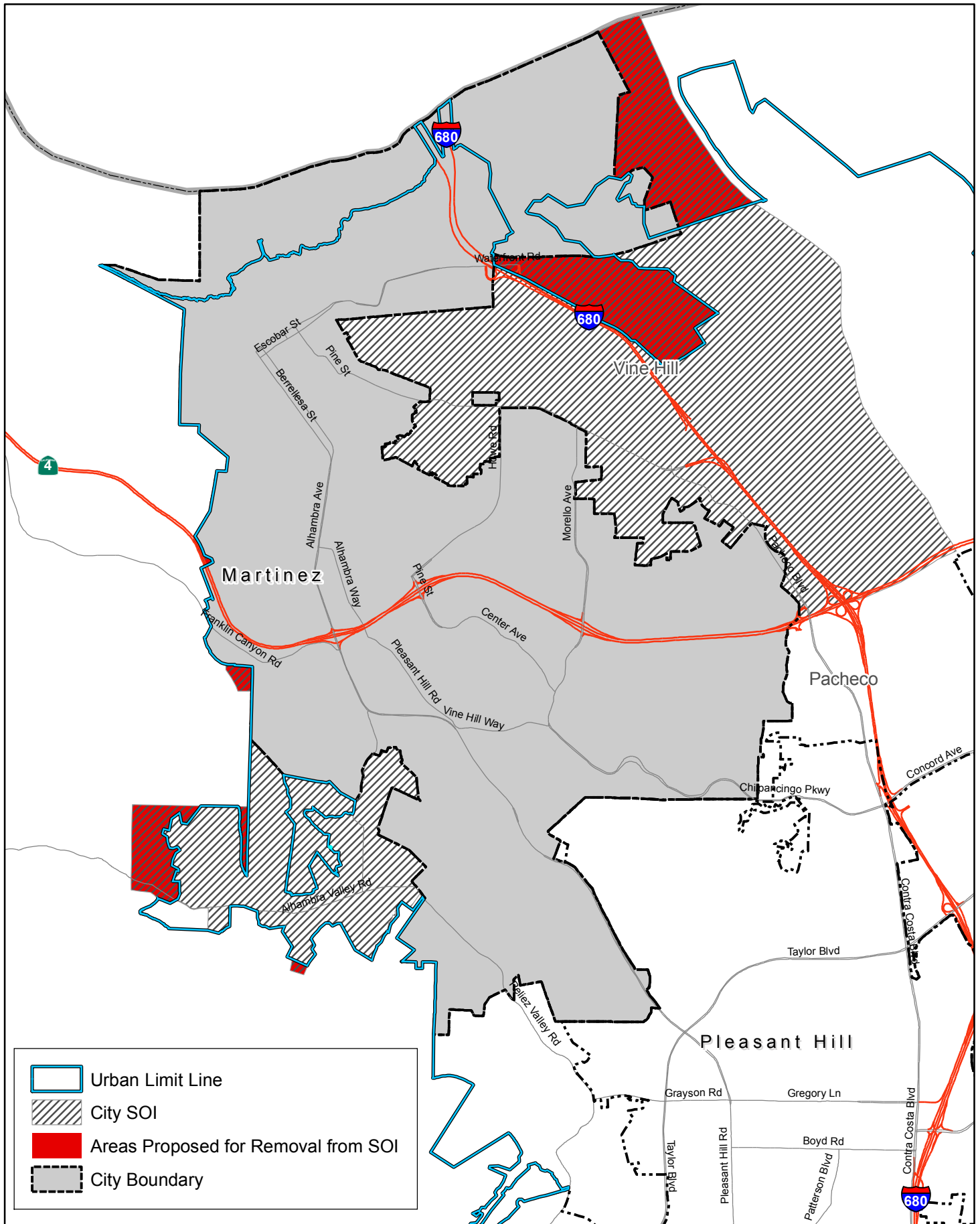
This map was created by the Contra Costa County Community Development Department and is not a Contra Costa County MAP Program. Some base data, primarily US LINES, is derived from the US State Department's National Map Accuracy Act. The County assumes no responsibility for its accuracy. The map contains copyright information and it may not be reproduced in its entire or part without the express written consent of the County of Contra Costa. All other rights reserved.



0 0.5 1 Miles



City of Martinez Boundary and Sphere of Influence

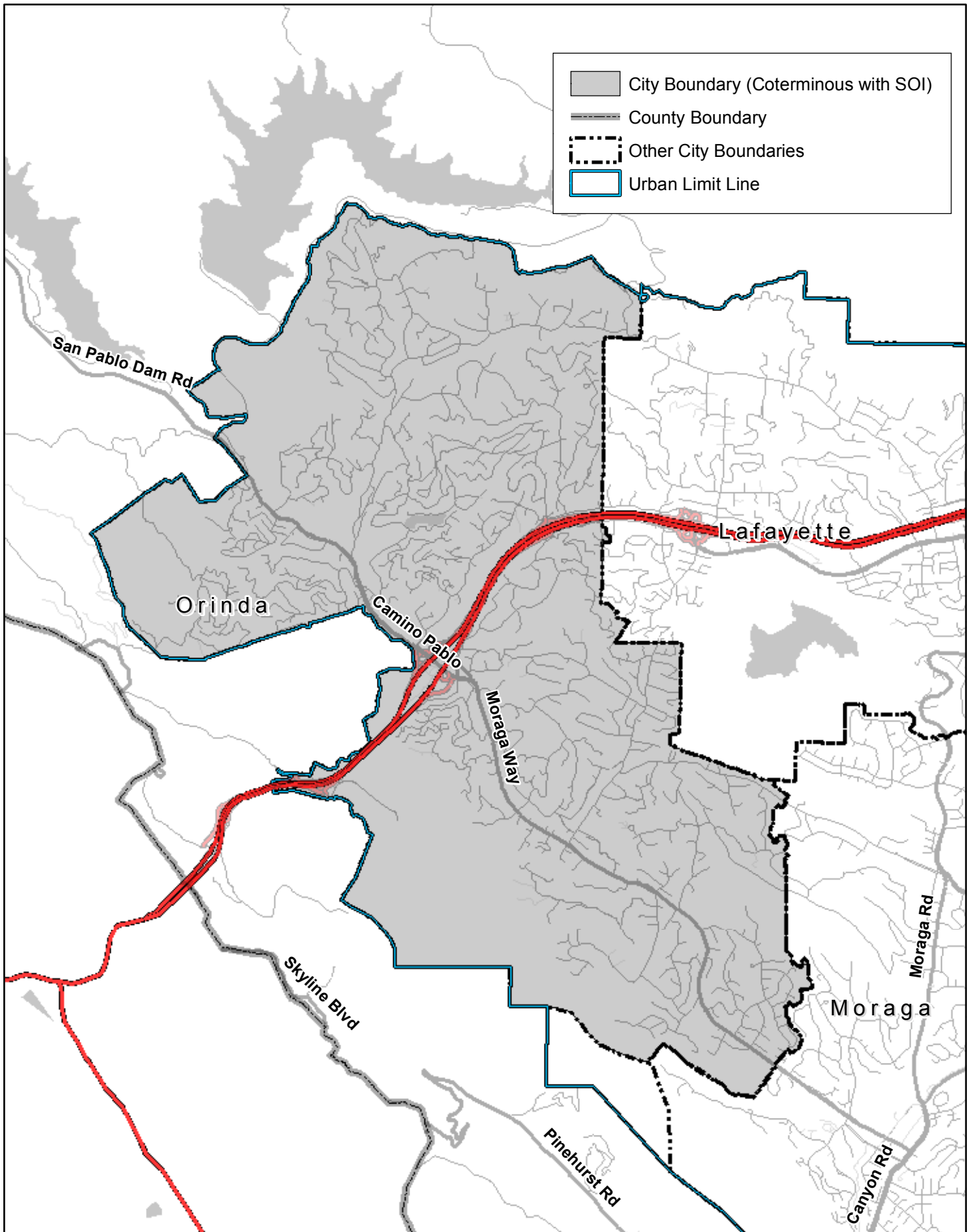


Map created 7/16/2009
 by Contra Costa County Community Development, GIS Group
 651 Pine Street, 4th Floor, North Wing, Martinez, CA 94553-0095
 37.59-48.452N 122.35-35.384W

This map was created by the Contra Costa County Community Development Department with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



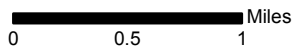
City of Orinda Boundary and Sphere of Influence



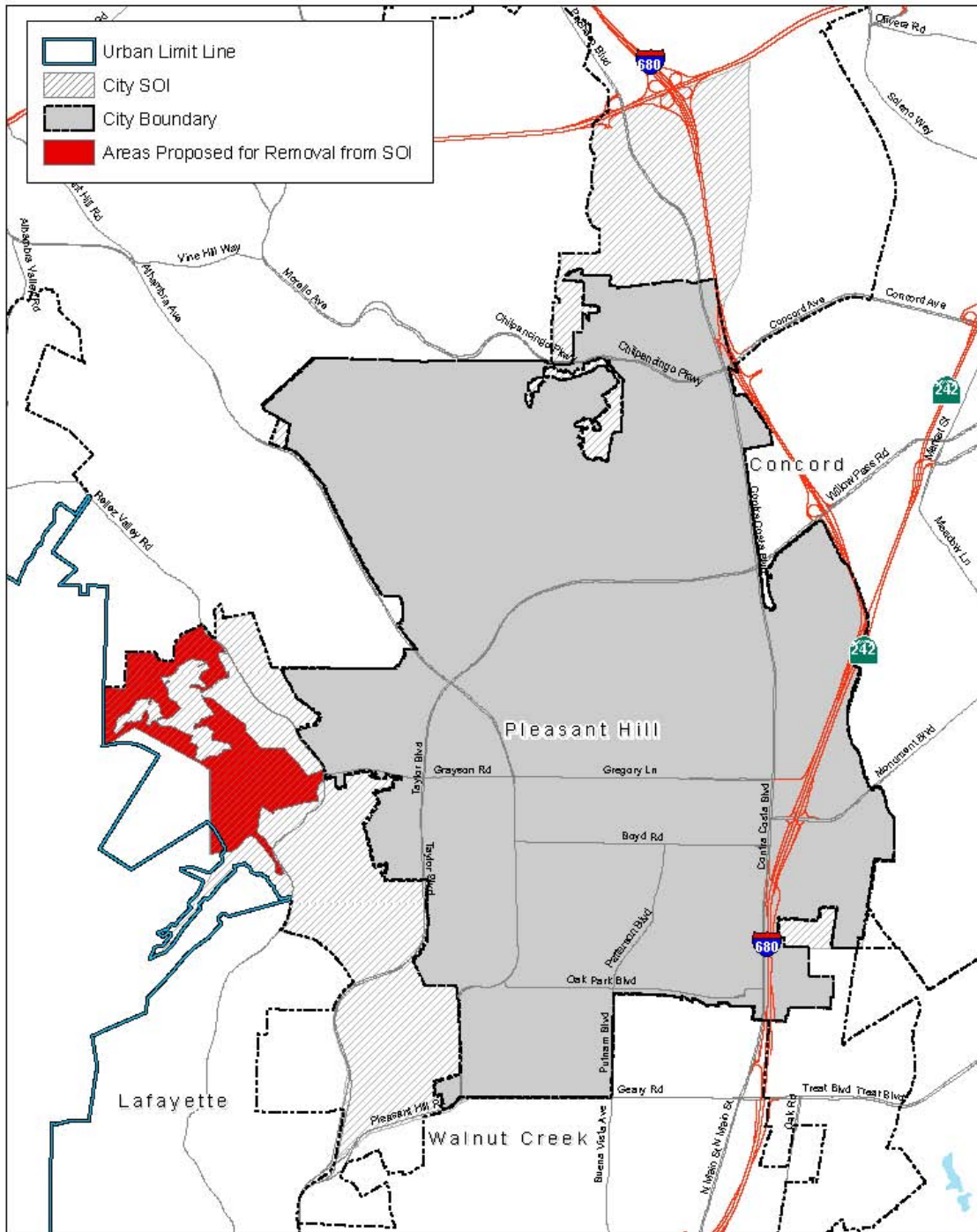
- City Boundary (Coterminous with SOI)
- County Boundary
- Other City Boundaries
- Urban Limit Line

Map created 3/13/2008
by Contra Costa County Community Development, GIS Group
651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
37.5948455N 122.0635384W

This map was created by the Contra Costa County Community Development Department with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

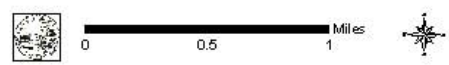


City of Pleasant Hill Sphere of Influence and Voter-Approved Urban Limit Line

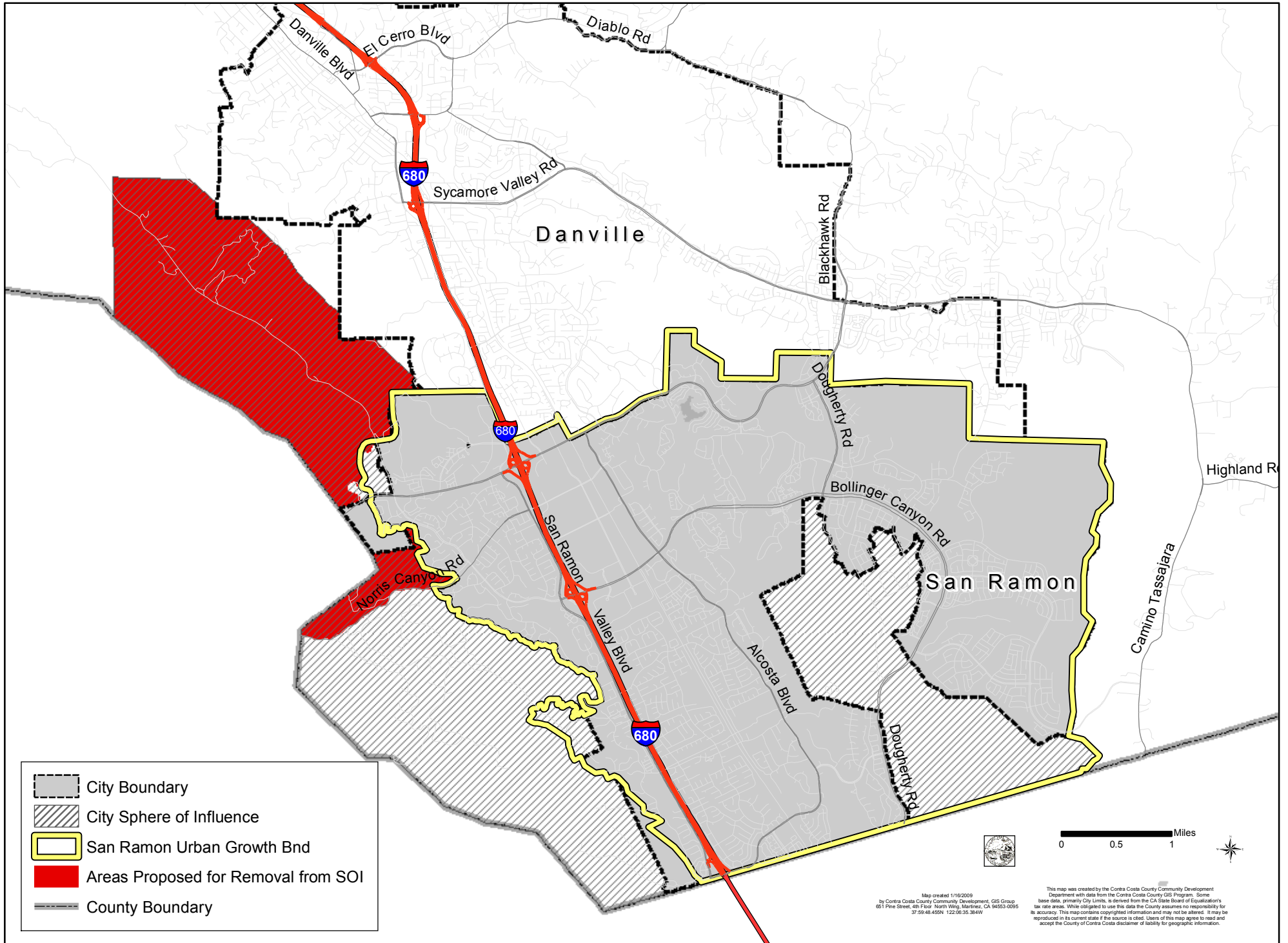


Map Scale: 1:100,000
 By Contra Costa County Geographic Information Systems Group
 601 Pine Street, 4th Floor North Wing, Martinez, CA 94551-0000
 707/548-2500 12/28/2009

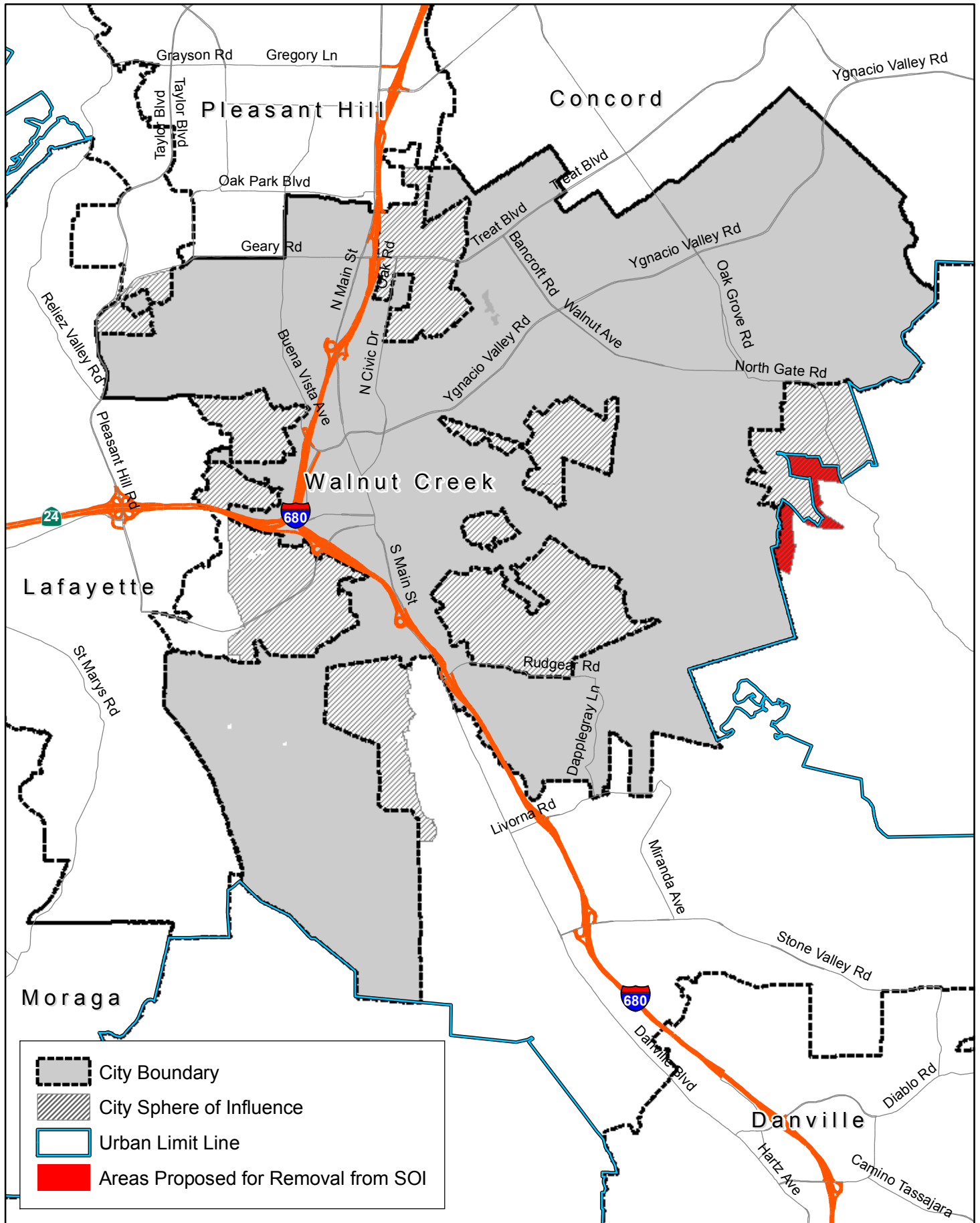
This map was created by the Contra Costa County Community Development Department and is not to be used for any other purpose. Some data, such as the Urban Limit Line, is derived from the City of Pleasant Hill. The map creator assumes no responsibility for its accuracy. The map creator's copyright is hereby acknowledged. It may be reproduced in its entirety except for the name of the map creator and the Contra Costa County Department of Public Works.



City of San Ramon Boundary, Urban Growth Boundary, and Sphere of Influence



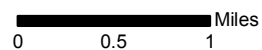
City of Walnut Creek Boundary and Sphere of Influence



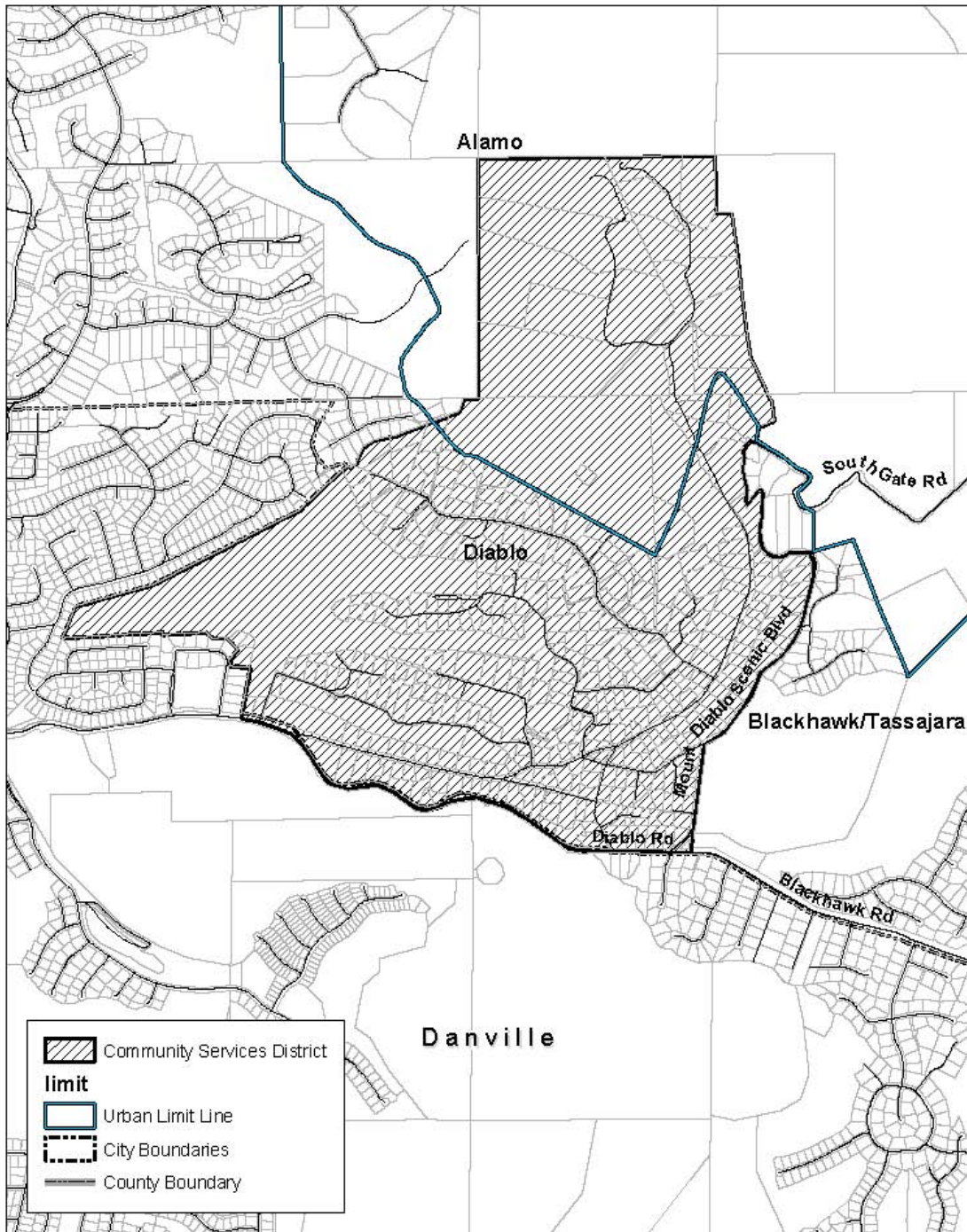
	City Boundary
	City Sphere of Influence
	Urban Limit Line
	Areas Proposed for Removal from SOI

Map created 09/02/2009
 by Contra Costa County Community Development, GIS Group
 651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
 37.5948455N 122.0635384W

This map was created by the Contra Costa County Community Development Department with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.



Diablo Community Services District Sphere of Influence and Voter-Approved Urban Limit Line



Map created 07/13/2009
 by Contra Costa County Community Development, GIS Group
 201 Pine Street, 4th Fl. San Ramon, CA 94583-0220
 925-369-6259 / 925-369-2444

This map was created by the Contra Costa County Community Development Department, with data from the Contra Costa County GIS Program. Some boundaries, primarily City Limits, are derived from the CA State Board of Equalization's local tax maps. While the County of Contra Costa assumes no responsibility for its accuracy, the map creator does not warrant its accuracy and may not be held liable for any reproduction in this or other media. Use of this map is subject to the County of Contra Costa disclaimer of liability for geographic information.

