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October 14, 2009 (Agenda)

October 14, 2009
 Agenda Item 9

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

Central County Sub-regional Municipal Service Review and Sphere of Influence Updates

Dear Members of the Commission:

On September 9, 2009, the Commission conducted a public hearing on the Central County Sub-regional Municipal Service Review (MSR) and corresponding sphere of influence (SOI) updates. This MSR report addresses services provided by the cities of Clayton, Concord, Danville, Lafayette, Martinez, Moraga, Orinda, Pleasant Hill, San Ramon and Walnut Creek, and the Diablo Community Services District (CSD). The MSR is available on the LAFCO website at www.contracostalafco.org.

Following the public hearing and deliberations, the Commission took the following actions:

- Accepted the MSR and directed the project team to prepare the Final MSR report,
- Adopted MSR determinations by resolution,
- Approved SOI and governance structure options as shown on Attachment 1 and directed staff to prepare resolutions (Attachments 2a-i), and
- Deferred SOI updates for the Town of Danville and the cities of Martinez, San Ramon and Walnut Creek pending further review.

As indicated above, the Commission deferred SOI updates for several of the local agencies covered in the Central County Sub-regional MSR. Per the Commission’s direction, the MSR project team has conducted additional research relating to the City of Martinez and City of Walnut Creek SOIs as summarized below.

City of Martinez SOI – As discussed at the September 9 LAFCO meeting, the City’s SOI includes several areas that lie outside the voter approved Urban Limit Line (ULL) – see Attachment 3. Questions were raised in September regarding the proposed removal of two of these areas. The area just north of Vine Hill includes the Waterbird Regional Preserve. The area further north and north of Waterfront Road is primarily wetland and marshland. Some of the land is owned by County Flood Control, some by the State, including the Walnut Creek channel, and some is privately owned. The County General Plan designates the area primarily as “Open Space.”

Both the MSR consultant and LAFCO staff previously recommended removal of these areas from the Martinez. In further discussions with City staff, the City requests to retain within its SOI the Waterbird Regional Preserve. The City's General Plan designation for this area is Open Space. The area contains the McNabny marsh which is used by Mt. View Sanitary District (green wastewater system). Removal of this area would create a hole in the City's SOI. In addition, the City wishes to retain within its SOI the areas surrounding the Alhambra Valley, given that these areas are within the City's water service area and adjacent to areas currently being considered for annexation to the City.

Recommendation: Given the importance of these areas to the City's future planning efforts, and that removal of the Waterbird Regional Preserve area would create an illogical SOI, LAFCO staff recommends retaining these areas in the City's SOI and removing only the areas to the far north (wetland and marshland) and the small area northwest of Highway 4 (Attachment 2d-A). City staff expressed no objection to removing these areas.

City of Walnut Creek SOI - As discussed at the September LAFCO meeting, the City's SOI includes several areas that lie outside the voter approved ULL – see Attachment 4. The MSR project team became aware of these areas in late August and notified the City of the mapping error at that time. At the September meeting, City staff requested deferral of the City's SOI update, indicating they had insufficient time to review the proposed SOI changes.

In further discussions, City staff reiterates their request to retain within the City's SOI the area south of North Gate Road and immediately south of the existing SOI. City staff explains that this area is part of the North Gate Specific Plan (NGSP), which is a joint planning effort with the County. The NGSP was adopted by both agencies and includes some shared responsibilities with regard to land use regulation. In addition, the City has helped fund the conservation easement in this area with the County and East Bay Regional Parks District (EBRPD). The City may wish to annex this area to pursue future recreational uses and facilities.

Recommendation: Given the City's fiscal and planning interests in this area, LAFCO staff recommends retaining this area in the City's SOI and removing only those areas to the south (i.e., EBRPD properties) as shown in Attachment 2h-A. City staff expressed no objection to removing these areas, as these areas are not currently reflected in the City's General Plan as being with the Walnut Creek SOI.

It is also important to note that the Walnut Creek SOI contains nine unincorporated areas. 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 service inefficiencies 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. 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, shop in Walnut Creek, and 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.

Town of Danville and City of San Ramon SOIs – The Commission deferred the SOI updates for both Danville and San Ramon pending further discussions among the cities and the County regarding the Tassajara Valley.

There appear to be competing interests among the County and the two cities regarding the Tassajara Valley as described below.

In July 2007, the Board of Supervisors authorized a General Plan Amendment study for the New Farm Project. 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 amending the County's General Plan and establishing a new land use designation in conjunction with a proposed development of a rural mixed-use project (New Farm Project) located in the Tassajara Valley.

The City of San Ramon has expressed interest in amending the City's SOI to include the greater Tassajara Valley in accordance with the City's General Plan. In February 2008, the City of San Ramon released an Initial Study/Negative Declaration for a proposed SOI amendment to include the Tassajara Valley Planning Subarea. In March 2008, the San Ramon City Council voted to continue action relating to the SOI amendment to a date uncertain, pending LAFCO's completion of the MSR. In conjunction with the LAFCO MSR, the City of San Ramon reiterated its request to add the Tassajara Valley to the City's SOI.

On September 1, 2009, the Danville Town Council adopted a resolution acknowledging the LAFCO Central County Sub-regional MSR and the options in the report relating to Danville's SOI. As indicated in the Danville staff report, further review of the SOI issues, including Tassajara Valley, would be beneficial.

Per the Commission's direction, LAFCO staff sent a letter to County and city staff encouraging the three agencies to further discuss agency SOIs and the Tassajara Valley and provide an update to LAFCO regarding these discussions.

We understand that Supervisor Mary Piepho's office is coordinating a meeting with the affected agencies, which is tentatively scheduled for November 6, 2009.

RECOMMENDATIONS

1. Approve resolutions updating SOIs for the cities of Clayton, Concord, Lafayette, Martinez, Moraga, Orinda, Pleasant Hill, and Walnut Creek, and the Diablo CSD, and
2. Defer action on the SOI updates for Danville and San Ramon pending the outcome of the upcoming inter-agency discussions.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

c: Distribution

Attachments:

1. Governance Structure and SOI Table
2. SOI Resolutions/Maps
 - a. City of Clayton
 - b. City of Concord
 - c. City of Lafayette
 - d. City of Martinez
 - e. Town of Moraga
 - f. City of Orinda
 - g. City of Pleasant Hill
 - h. City of Walnut Creek
 - i. Diablo CSD
3. City of Martinez (prior SOI map)
4. City of Walnut Creek (prior SOI map)

**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	Commission Action (Sept. 9, 2009)
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. 	<ul style="list-style-type: none"> Reduce SOI in the Mt. Diablo State Park area and retain existing SOI areas (City requested option).
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. 	<ul style="list-style-type: none"> Retain existing SOI Encourage City to annex islands and pockets currently receiving City services. Encourage City to annex the Ayers Ranch island.
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. 	<ul style="list-style-type: none"> Defer SOI update pending further discussions with City of San Ramon and the County regarding the Tassajara Valley.

Agency	SOI Options	GS Options	Consultant Recommendations	LAFCO Staff Recommendations	Commission Action (Sept. 9, 2009)
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. 	<ul style="list-style-type: none"> Retain existing SOI.
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"> Remove from SOI areas to the far north (wetland and marshland) and the small area northwest of Highway 4. Retain remainder of SOI (revised staff recommendation). The City should review those areas currently receiving out of agency water service and pursue annexation as appropriate. 	<ul style="list-style-type: none"> Defer SOI update pending further review.
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. 	<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. 	<ul style="list-style-type: none"> Retain existing coterminous SOI.

Agency	SOI Options	GS Options	Consultant Recommendations	LAFCO Staff Recommendations	Commission Action (Sept. 9, 2009)
<p>City of Pleasant Hill</p>	<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. • 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. 	<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. 	<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.

Agency	SOI Options	GS Options	Consultant Recommendations	LAFCO Staff Recommendations	Commission Action (Sept. 9, 2009)
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. 	<ul style="list-style-type: none"> Defer SOI update pending further discussions with 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"> Remove from SOI areas south of North Gate (i.e., EBRPD properties). Retain remainder of SOI (revised staff recommendation). 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. 	<ul style="list-style-type: none"> Defer SOI update pending further review.

<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). 	<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).

**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION**

**APPROVING A SPHERE OF INFLUENCE UPDATE FOR THE
CITY OF CLAYTON**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries, as necessary, not less than once every five years; and

WHEREAS, Government Code §56430 requires that a municipal services review be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a review of Central County general municipal services, including those provided by the City of Clayton, and adopted written determinations as required by Government Code §56430 on September 9, 2009; and

WHEREAS, the MSR report identified a number of SOI options for the City of Clayton, including removing the Mt. Diablo State Park areas from the City's SOI; and

WHEREAS, the City of Clayton's corporate boundary encompasses approximately four square miles; the SOI includes 5.7± square miles and includes public park, open space, recreational and quarry land use designations; and

WHEREAS, it is hereby proposed that the City of Clayton's SOI be reduced to remove the Mt. Diablo State Park areas as generally depicted on Exhibit A attached hereto; and

WHEREAS, no change in regulation, land use or development will occur as a result of updating the City's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at public hearings held on September 9 and October 14, 2009; and

WHEREAS, the Contra Costa LAFCO heard and received all oral and written protests, objections and evidence that were made, presented or filed, and all persons present were given an opportunity to appear and be heard with respect to any matter pertaining to said verification action.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Reduce the City of Clayton's SOI as generally depicted on Exhibit A attached hereto.
2. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands -*
The City has applied land use designations through its General Plan to all areas of the City corporate

limits and SOI. Land uses within the SOI generally are for low-density residential, private open space, park, and quarry uses.

b. *The present and probable need for public facilities and services in the area* – Clayton’s growth rate is consistent with other cities in Central Contra Costa County, remaining relatively low. Projected population growth within the City is less than 0.5% annually. There will continue to be a need for City services within the City’s corporate boundary and to serve infill development. The City is nearing build-out with the potential for approximately 150 residential units to be built within the City’s existing boundaries. Population at build-out is estimated at 11,300 persons. The City is expected to reach build-out by 2015. In March 2007, the City of Clayton adopted the countywide voter approved Urban Limit Line which currently limits development within most of the City’s SOI. Future development within the City’s SOI would require the extension of public facilities and the provision of additional public services. No changes in public facilities or services provided by the City will result from this SOI update.

c. *The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – As noted in the MSR, the present capacity of public facilities and services is regularly monitored. There are no deficiencies in the City’s public facilities. City owned infrastructure is generally in good condition with ample useful life remaining. The SOI update will not impact the present capacity of public facilities and adequacy of public services that the City provides or is authorized to provide.

d. *The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – The City of Clayton incorporated in 1964 and has continued to grow steadily. The City’s current SOI includes public park, open space, recreational and quarry land use designations, which are considered to be areas of interest to the City of Clayton. The SOI update will not affect the existence of any social or economic communities of interest.

PASSED AND ADOPTED THIS 14TH day of October 2009, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

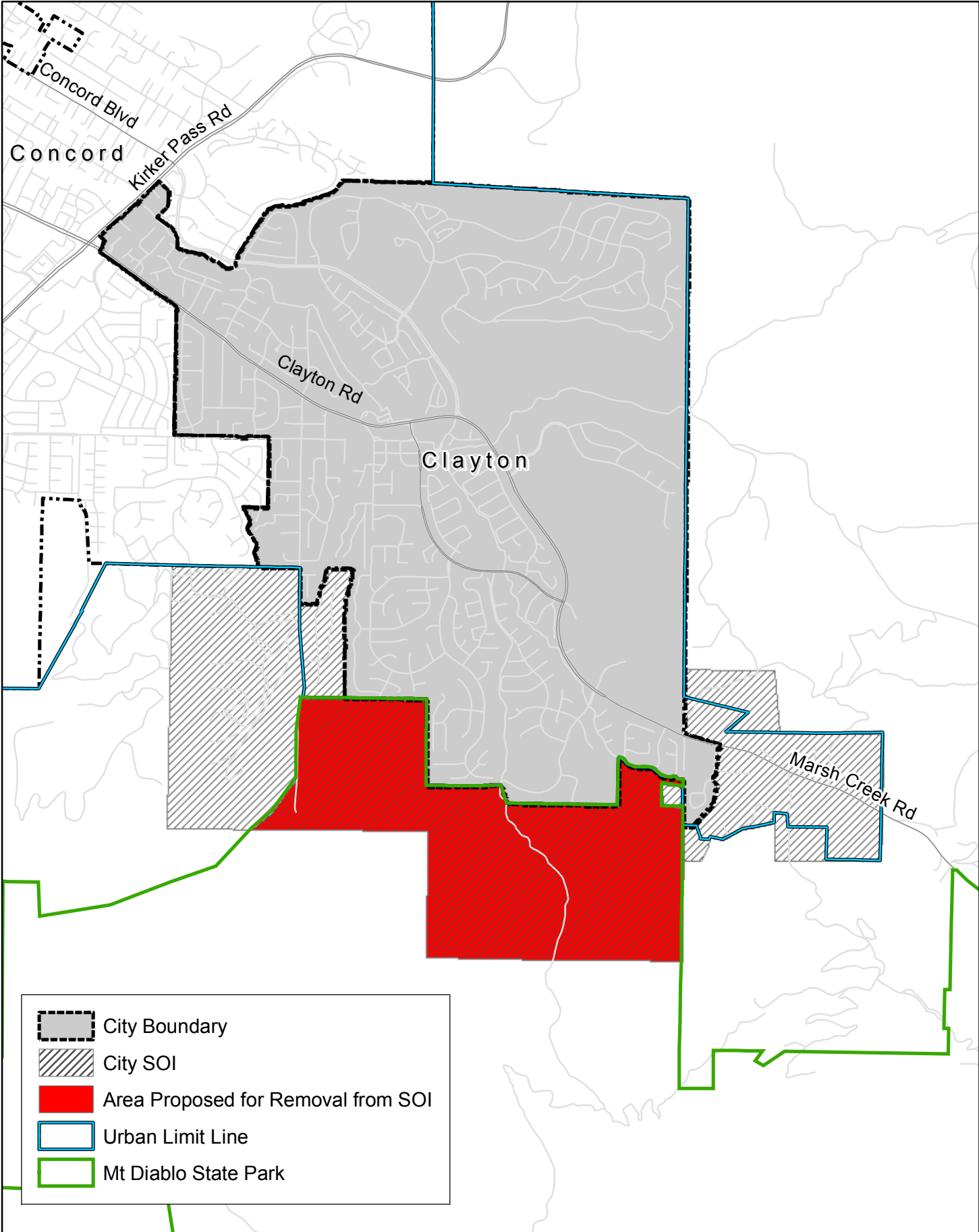
GAYLE B. UILKEMA, CHAIR, CONTRA COSTA LAFCO






I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: October 14, 2009

Lou Ann Texeira, Executive Officer

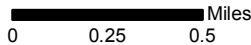
City of Clayton Boundary and Sphere of Influence



	City Boundary
	City SOI
	Area Proposed for Removal from SOI
	Urban Limit Line
	Mt Diablo State Park

Map created 9/21/2009
 by Contra Costa County Community Development, GIS Group
 651 Pine Street, 4th Floor, North Wing, Martinez, CA 94553-0095
 37.5948,45.5N 122.0635,384W

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.



**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION**

APPROVING A SPHERE OF INFLUENCE UPDATE FOR THE CITY OF CONCORD

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries, as necessary, not less than once every five years; and

WHEREAS, Government Code §56430 requires that a municipal services review be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a review of Central County general municipal services, including those provided by the City of Concord, and adopted written determinations as required by Government Code §56430 on September 9, 2009; and

WHEREAS, the MSR report identified a number of SOI options for the City of Concord; and

WHEREAS, the City of Concord's corporate boundary encompasses 30.5± square miles; the SOI totals 45.6± square miles and includes the communities of Avon and Clyde, Buchanan Field, the Concord Naval Weapons Station (CNWS) areas located along the Carquinez Strait (tidal area), marsh lands, as well as smaller areas south, southwest and east of the City limits, including a 189-acre island (Ayers Ranch) which is surrounded by the City; and

WHEREAS, the City of Concord is a "full service" city, providing most essential city services; and

WHEREAS, the City of Concord provides sewage collection and conveyance services for most of the City of Concord, the adjacent City of Clayton, and some parcels in the unincorporated areas surrounding both cities; and

WHEREAS, it is hereby proposed that the City of Concord's SOI be retained as generally depicted on Exhibit A attached hereto; and

WHEREAS, no change in regulation, land use or development will occur as a result of updating the City's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at public hearings held on September 9 and October 14, 2009; and

WHEREAS, the Contra Costa LAFCO heard and received all oral and written protests, objections and evidence that were made, presented or filed, and all persons present were given an opportunity to appear and be heard with respect to any matter pertaining to said verification action.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Retain the City of Concord's SOI as generally depicted on Exhibit A attached hereto.
2. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:

a. *Present and planned land uses in the area, including agricultural and open-space lands* - The City has applied land use designations through its General Plan to all areas of the City's corporate limits and SOI. Areas within the SOI are primarily designated for residential, industrial, business park, open space, wetland and Naval Weapons Station uses.

b. *Present and probable need for public facilities and services in the area* – The City is expected to grow by 0.9% annually through the next 20 years. There will continue to be a need for City services within the City's corporate boundary and to serve infill and future development. The City will need to update its General Plan to incorporate a Reuse Plan for the CNWS. Over the long term, the Navy's anticipated disposition of the former CNWS will provide up to 5,028 acres for reuse. The City is preparing an environmental impact report (EIR) for a preferred Reuse Plan that would involve up to 12,272 new dwelling units and nearly 22,000 new jobs. Action is expected to certify the final EIR and approve a preferred Reuse Plan by the end of 2009; action is expected to amend the Concord General Plan to incorporate the Reuse Plan in early 2010. In November 2007, the City adopted the countywide voter approved Urban Limit Line which currently limits development within some areas of the City's SOI. Future development within the City's SOI would require the extension of public facilities and the provision of additional public services. No changes in public facilities or services provided by the City will result from this SOI update.

c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – As noted in the MSR, City streets, wastewater collection system, storm drainage system, neighborhood and community parks, police facility, community centers, and City-owned buildings meet acceptable standards for functionality and usability. The SOI update will not impact the present capacity of public facilities and adequacy of public services that the City provides or is authorized to provide.

d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – There are several unincorporated communities within the City's SOI, including the communities of Clyde and Avon to the northwest of the City, Buchanan Field, and Ayers Ranch and unincorporated island surrounded by the City. For each of these areas, the City of Concord is the community of interest. The SOI update will not affect the existence of any social or economic communities of interest. The City of Concord is providing service to various parcels outside city boundaries and within its SOI, including properties within the 189-acre Ayers Ranch island. The City includes this island within its ultimate sewerage service boundaries. A significant portion of this island is developed or developable.

Governance Options: In accordance with the CKH Act, the City is encouraged to annex islands and pockets currently receiving City services, including the Ayers Ranch island.

PASSED AND ADOPTED THIS 14TH day of October 2009, by the following vote:

- AYES:
- NOES:
- ABSTENTIONS:
- ABSENT:

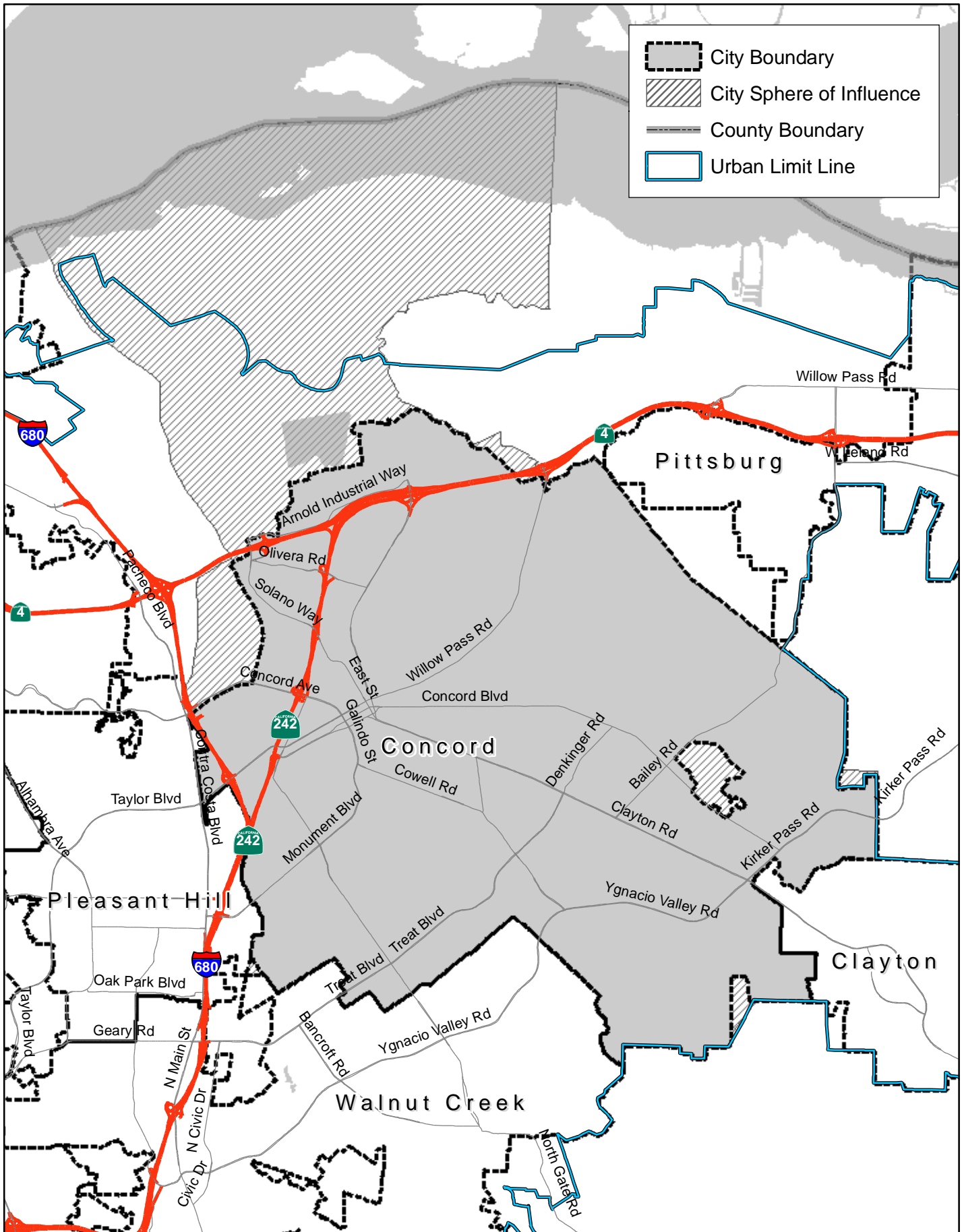
GAYLE B. UILKEMA, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: October 14, 2009

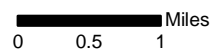
Lou Ann Texeira, Executive Officer

City of Concord Boundary and Sphere of Influence



Map created 1/16/2009
 by Contra Costa County Community Development, GIS Group
 651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
 37.59.48.45N 122.06.35.38W

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**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION**

**APPROVING A SPHERE OF INFLUENCE UPDATE FOR
THE CITY OF LAFAYETTE**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries, as necessary, not less than once every five years; and

WHEREAS, Government Code §56430 requires that a municipal services review be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a review of Central County general municipal services, including those provided by the City of Lafayette, and adopted written determinations as required by Government Code §56430 on September 9, 2009; and

WHEREAS, the MSR report identified several SOI options for the City of Lafayette; and

WHEREAS, the City of Lafayette's corporate boundary encompasses approximately 15 square miles; the SOI and coterminous Planning Area total 15.5± square miles and include two areas on the eastern edge of the City (Saranap and Greenhills Subdivision), both of which are within the voter approved Urban Limit Line (ULL); and

WHEREAS, it is hereby proposed that the City of Lafayette's SOI be retained as generally depicted on Exhibit A attached hereto; and

WHEREAS, no change in regulation, land use or development will occur as a result of updating the City's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at public hearings held on September 9 and October 14, 2009; and

WHEREAS, the Contra Costa LAFCO heard and received all oral and written protests, objections and evidence that were made, presented or filed, and all persons present were given an opportunity to appear and be heard with respect to any matter pertaining to said verification action.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Retain the City of Lafayette's SOI as generally depicted on Exhibit A attached hereto.
2. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* - The City has applied land use and zoning designations for every parcel within its boundary and

planning area, which include low and medium residential, open space, commercial and retail and government uses. The City has policies within its General Plan that seek to reserve and maintain open space lands.

b. *Present and probable need for public facilities and services in the area* – The City is expected to grow by 0.33% annually through the next 20 years. There will continue to be a need for City services within the City’s corporate boundary and to serve infill and future development. Future growth will take place through infill and potential annexation of the 345 acres within the City’s SOI. Future development is limited by the ULL, which the City adopted in August 2008, and by the City’s hillside development regulations. No changes in public facilities or services provided by the City will result from this SOI update.

c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – As noted in the MSR, the City continues to work on pavement repairs and roadway improvements. The City is currently deficit in the amount of improved parkland, and is planning to add additional park acreage within the next several years through collection of Quimby fees and mitigation measures. The City is currently constructing a new library and learning facility. The SOI update will not impact the present capacity of public facilities and adequacy of public services that the City provides or is authorized to provide.

d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – There are unincorporated communities within the City’s SOI including Saranap and Greenhills. The SOI update will not affect the existence of any social or economic communities of interest.

PASSED AND ADOPTED THIS 14TH day of October 2009, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

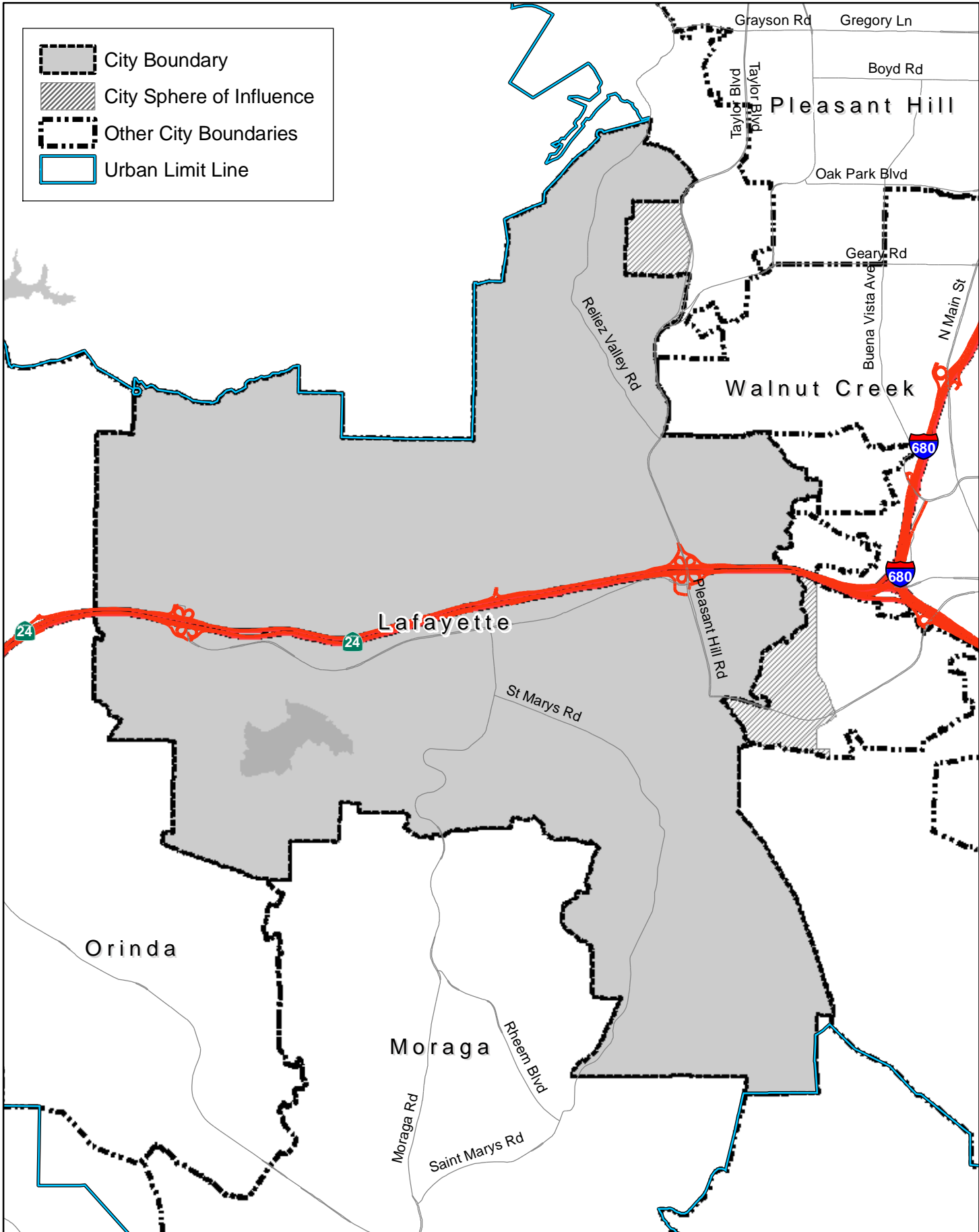
GAYLE B. UILKEMA, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: October 14, 2009

Lou Ann Texeira, Executive Officer

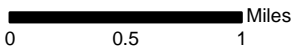
City of Lafayette Boundary and Sphere of Influence



	City Boundary
	City Sphere of Influence
	Other City Boundaries
	Urban Limit Line

Map created 1/16/2009
 by Contra Costa County Community Development, GIS Group
 651 Pine Street, 4th Floor, North Wing, Martinez, CA 94553-0095
 37.53:48.455N 122.36:35.384W

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**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION**

**APPROVING A SPHERE OF INFLUENCE UPDATE FOR
THE CITY OF MARTINEZ**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries, as necessary, not less than once every five years; and

WHEREAS, Government Code §56430 requires that a municipal services review be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a review of Central County general municipal services, including those provided by the City of Martinez, and adopted written determinations as required by Government Code §56430 on September 9, 2009; and

WHEREAS, the MSR report identified three SOI options for the City of Martinez; and

WHEREAS, the City's corporate boundary encompasses 12.47± square miles; the SOI and coterminous Planning Area include 20± square miles; and

WHEREAS, the City's SOI includes several areas which are outside the voter approved Urban Limit Line (ULL), some of which should be removed from the City's SOI; and

WHEREAS, it is hereby proposed that the City of Martinez's SOI be reduced to remove those areas to the far north (wetland and marshland) and the small area northwest of Highway 4 as shown on Exhibit A attached hereto; and

WHEREAS, no change in regulation, land use or development will occur as a result of updating the City's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at public hearings held on September 9 and October 14, 2009; and

WHEREAS, the Contra Costa LAFCO heard and received all oral and written protests, objections and evidence that were made, presented or filed, and all persons present were given an opportunity to appear and be heard with respect to any matter pertaining to said verification action.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Reduce the City of Martinez's SOI as generally depicted on Exhibit A attached hereto.
2. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:

a. *Present and planned land uses in the area, including agricultural and open-space lands* – The City has applied land use designations for most areas within its SOI. These land use designations include a variety of residential, commercial, industrial open space and agricultural uses. The area proposed for removal from the SOI is primarily open space, wetland and marshland, is located outside the ULL, and will not require City services.

b. *Present and probable need for public facilities and services in the area* – The City’s growth rate has slowed and is expected to average 2.5% every five years through 2020. There will continue to be a need for City services within the City’s corporate boundary and to serve infill development and future development within the City’s SOI. Future development is not significantly affected by the ULL, which the City adopted in May 2007. No changes in public facilities or services provided by the City will result from this SOI update.

c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – The MSR notes that the City provides adequate levels of services with the exception of roadway maintenance. Many areas within the current SOI are inhabited and built out and receive municipal services including water, sewer, police and fire protection. Future annexation of areas receiving municipal is encouraged.

d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – Within the Martinez SOI are several small communities, including the Alhambra Valley and Pacheco. The City of Martinez has a water service boundary which extends beyond the City’s corporate limits. The City is providing water service to approximately 1,500 connections outside the City limits.

Governance Options: In accordance with the CKH Act, the City is encouraged to annex islands and pockets currently receiving City services.

PASSED AND ADOPTED THIS 14TH day of October 2009, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

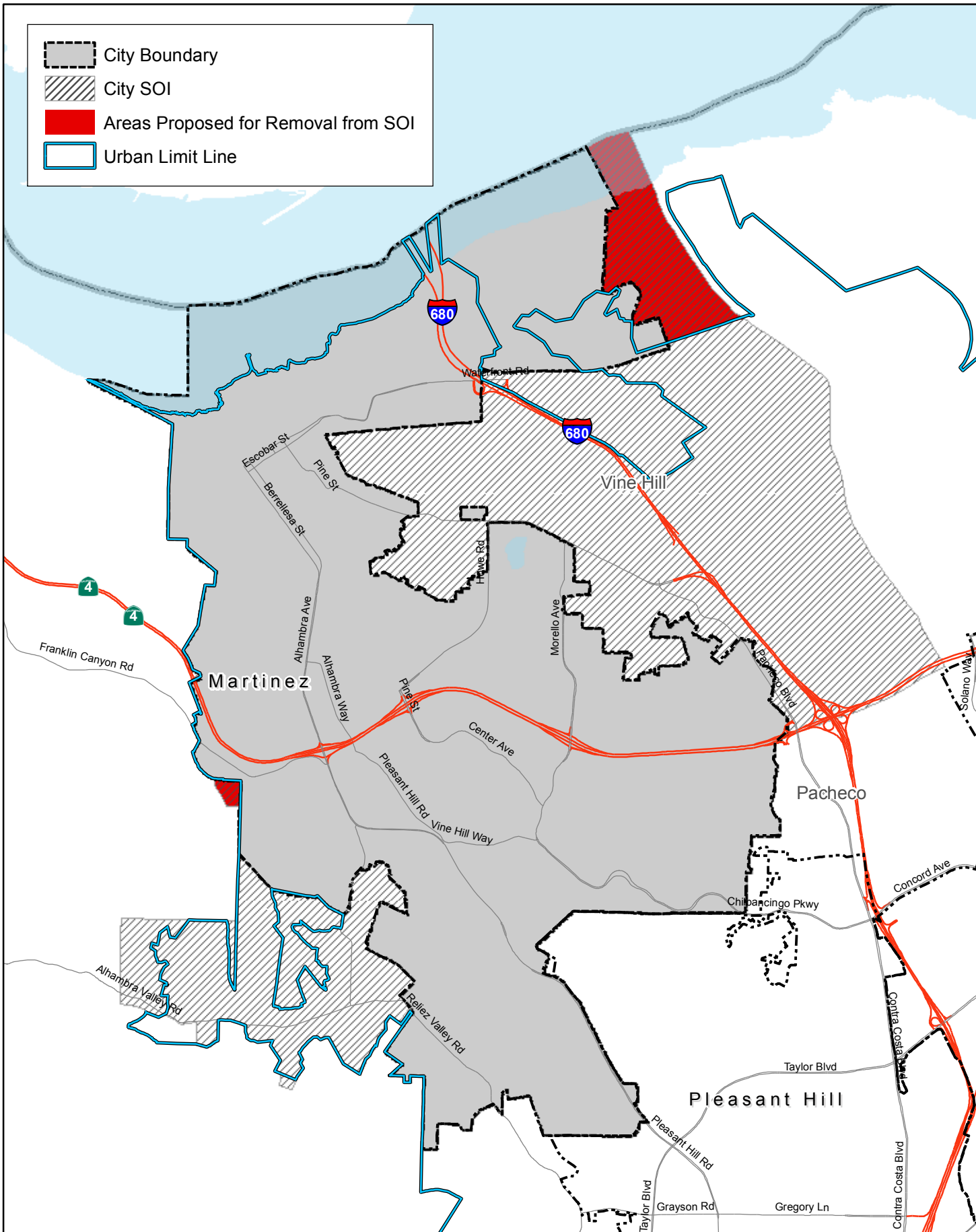
GAYLE B. UILKEMA, CHAIR, CONTRA COSTA LAFCO





I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: October 14, 2009

Lou Ann Texeira, Executive Officer

City of Martinez Boundary and Sphere of Influence



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

Map created 9/28/2009
 by Contra Costa County Community Development, GIS Group
 651 Pine Street, 4th Floor, North Wing, Martinez, CA 94553-0095
 37.59°48.465N 122.06°35.384W

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**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION**

**APPROVING A SPHERE OF INFLUENCE UPDATE FOR
THE TOWN OF MORAGA**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries, as necessary, not less than once every five years; and

WHEREAS, Government Code §56430 requires that a municipal services review be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a review of Central County general municipal services, including those provided by the Town of Moraga, and adopted written determinations as required by Government Code §56430 on September 9, 2009; and

WHEREAS, the MSR report identified two SOI options for the Town of Moraga; and

WHEREAS, the Town of Moraga's corporate boundary encompasses 9.5± square miles; the SOI and coterminous Planning Area total 9.7± square miles and include two areas south of the Town that open up into Bollinger Canyon. Both areas are designated open space and are outside the voter approved Urban Limit Line (ULL); and

WHEREAS, it is hereby proposed that the Town of Moraga's SOI be reduced to remove these areas as generally depicted on Exhibit A attached hereto; and

WHEREAS, no change in regulation, land use or development will occur as a result of updating the City's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at public hearings held on September 9 and October 14, 2009; and

WHEREAS, the Contra Costa LAFCO heard and received all oral and written protests, objections and evidence that were made, presented or filed, and all persons present were given an opportunity to appear and be heard with respect to any matter pertaining to said verification action.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Reduce the Town of Moraga's SOI as generally depicted on Exhibit A attached hereto.
2. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:

a. *Present and planned land uses in the area, including agricultural and open-space lands -*
The Town is semi-rural in atmosphere, with large amounts of open space and low-density residential

development. Present land uses within the SOI are rural large-lot single-family homes; most areas within the SOI remain undeveloped and are outside of the adopted ULL.

b. *Present and probable need for public facilities and services in the area* – The Town and SOI areas have historically experienced low growth rates. Growth has averaged approximately 0.5% annually. This low growth rate is expected to continue. There will continue to be a need for City services within the City’s corporate boundary and to serve infill development. Future development is limited by the ULL, which the Town adopted in April 2007. No changes in public facilities or services provided by the City will result from this SOI update.

c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – The present service capacity of the Town is adequate for the needs of the community, with the exception of roadway maintenance. The Town’s spending on roadway maintenance is not adequate to maintain the roadway infrastructure; a pavement index study shows that the Town has a PCI rating of 57, which is at the low end of the fair classification. No other service-related issues were identified in the Municipal Service Review. The SOI update will not impact the present capacity of public facilities and adequacy of public services that the City provides or is authorized to provide.

d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – There are no unincorporated communities of interest within the City’s SOI of planning area. The SOI update will not affect the existence of any social or economic communities of interest.

PASSED AND ADOPTED THIS 14TH day of October 2009, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

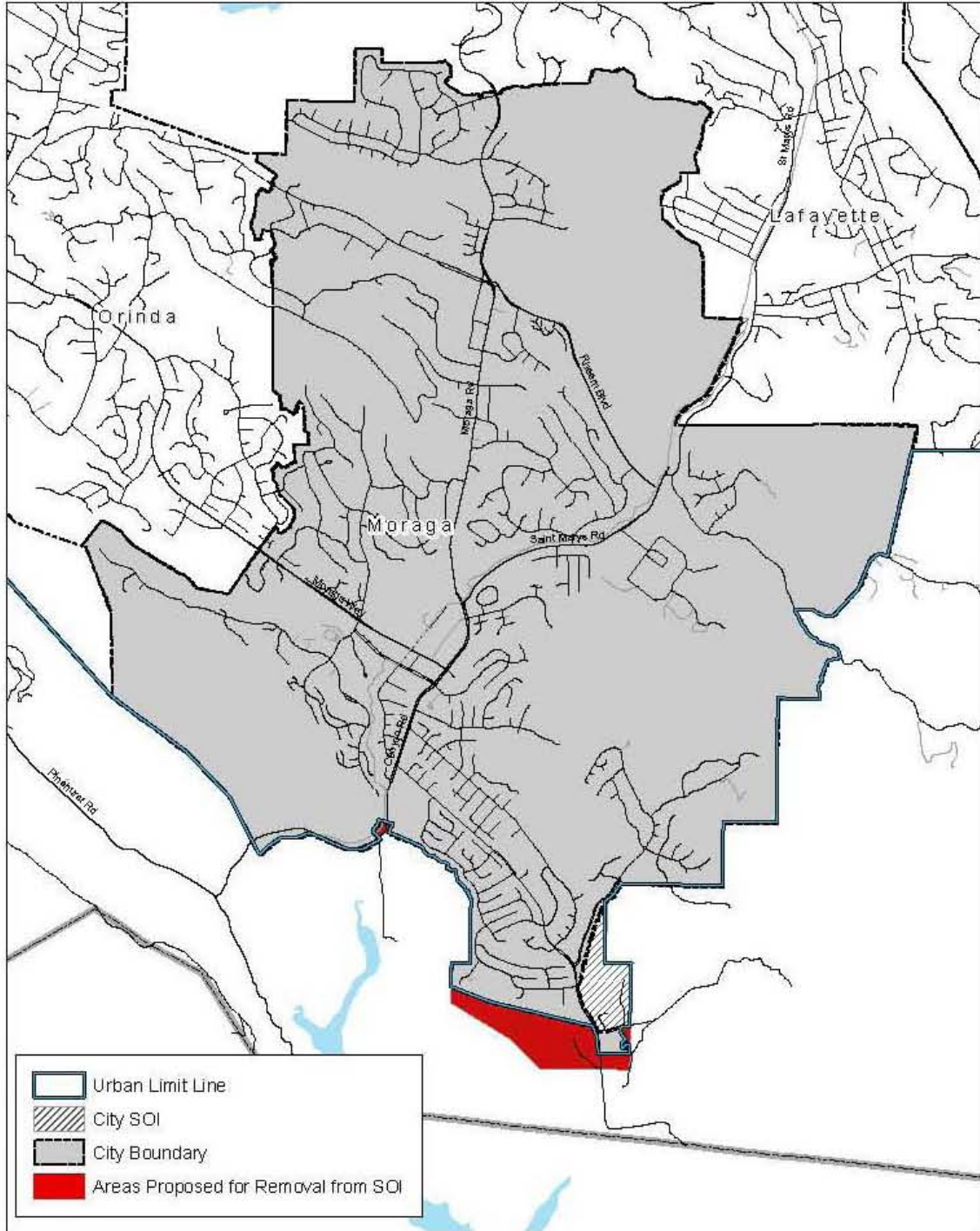
GAYLE B. UILKEMA, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: October 14, 2009

Lou Ann Texeira, Executive Officer

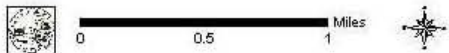
Town of Moraga Sphere of Influence and Voter-Approved Urban Limit Line



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

Map created: 11/16/2009
 by Contra Costa County Community Development GIS Group
 601 Pine Street, 4th Floor Suite 1000, Moraga, CA 94552-4866
 925.884.5000, 925.884.1220, ccinfo@cccgov.com

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**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION**

**APPROVING A SPHERE OF INFLUENCE UPDATE FOR
THE CITY OF ORINDA**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries, as necessary, not less than once every five years; and

WHEREAS, Government Code §56430 requires that a municipal services review be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a review of Central County general municipal services, including those provided by the City of Orinda, and adopted written determinations as required by Government Code §56430 on September 9, 2009; and

WHEREAS, the MSR report identified one SOI option for the City of Orinda, as the City's boundary and SOI are coterminous; and

WHEREAS, the City of Orinda's corporate boundary and SOI encompasses 12.8± square miles; the City's Planning Area includes an additional 2.9± square miles; and

WHEREAS, it is hereby proposed that the City of Orinda's SOI be retained as generally depicted on Exhibit A attached hereto; and

WHEREAS, no change in regulation, land use or development will occur as a result of updating the City's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at public hearings held on September 9 and October 14, 2009; and

WHEREAS, the Contra Costa LAFCO heard and received all oral and written protests, objections and evidence that were made, presented or filed, and all persons present were given an opportunity to appear and be heard with respect to any matter pertaining to said verification action.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Retain the City of Orinda's SOI as generally depicted on Exhibit A attached hereto.
2. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:
 - a. *Present and planned land uses in the area, including agricultural and open-space lands* - The City has applied land use and zoning designations for every parcel within its boundary and coterminous SOI.

b. *Present and probable need for public facilities and services in the area* – The City’s projected population growth is approximately 0.22% annually. By 2030, it is expected that the City will have a population of 18,800, an increase of 5%. There will continue to be a need for City services within the City’s corporate boundary and to serve infill and future development. Future growth will take place primarily through infill development. Future development is limited by the ULL, which the City adopted in February 2009. No changes in public facilities or services provided by the City will result from this SOI update.

c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – As noted in the MSR, the City is facing a number of infrastructure and service challenges. The City’s roadway infrastructure has an overall pavement index of 47. This rating indicates that the roadways are in “poor” condition and in danger of continued deterioration. The City is aggressively utilizing CIP funds to repair, rehabilitate, or to improve roadways to address the issue. The City’s ten main intersections operate at a level of D or below. The City’s storm drain system is nearing the end of its design life and in need of repair or replacement to improve capacity. The City is below its established standards for parkland provision, with Quimby fee collection inadequate to purchase the required parklands to bring the City into compliance with its standards of service. East Bay Municipal Utilities District’s water system is old and unable to provide adequate fire flow in some areas of the City. The SOI update will not impact the present capacity of public facilities and adequacy of public services that the City provides or is authorized to provide.

d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – As the City’s boundary and SOI are coterminous, there are no unincorporated communities of interest within the City’s SOI. The SOI update will not affect the existence of any social or economic communities of interest.

PASSED AND ADOPTED THIS 14TH day of October 2009, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

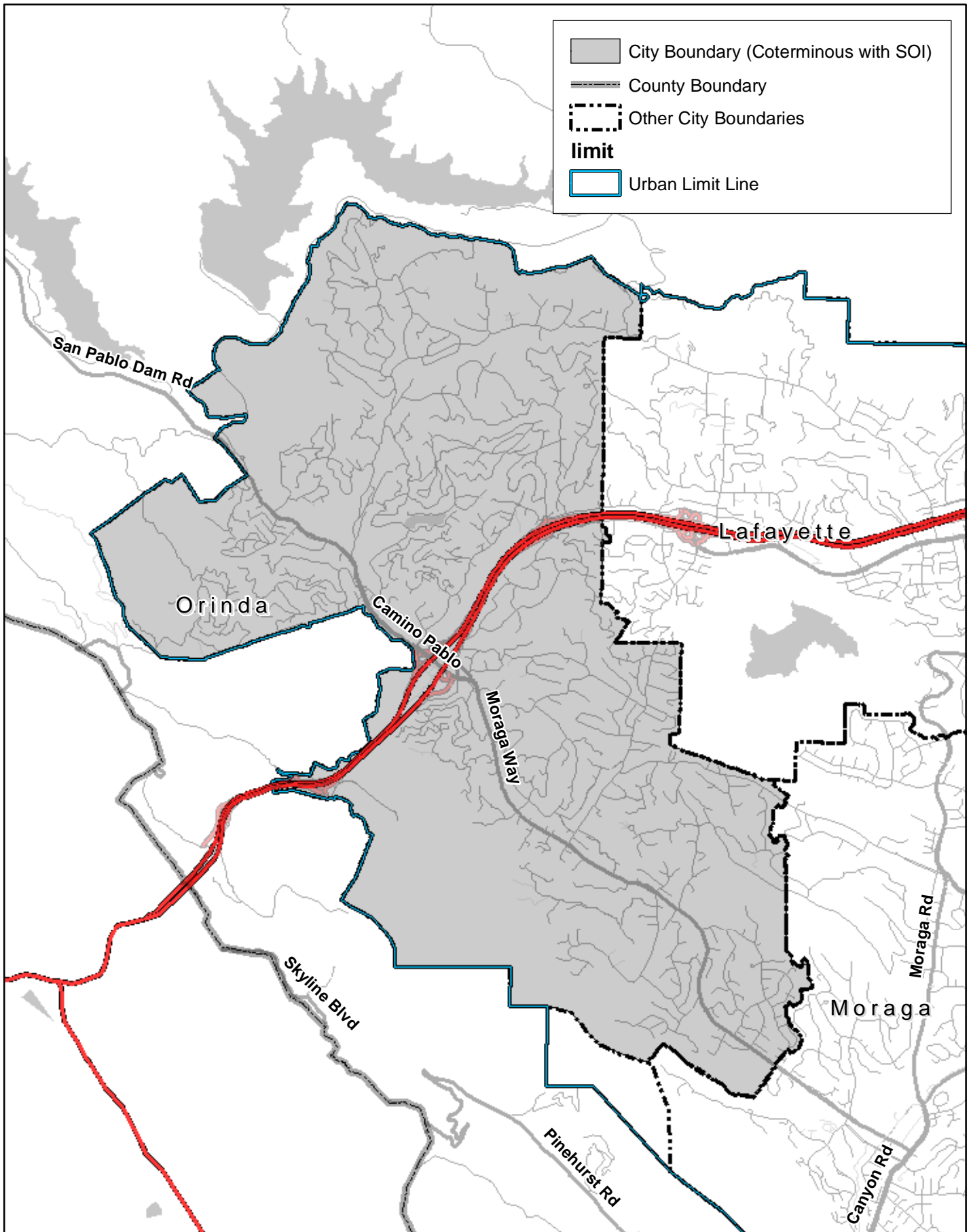
GAYLE B. UILKEMA, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: October 14, 2009

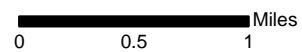
Lou Ann Texeira, Executive Officer

City of Orinda Boundary and Sphere of Influence



Map created 3/13/2008
by Contra Costa County Community Development, GIS Group
651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
37.59:48.455N 122:06:35.384W

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**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION**

**APPROVING A SPHERE OF INFLUENCE UPDATE FOR
THE CITY OF PLEASANT HILL**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries, as necessary, not less than once every five years; and

WHEREAS, Government Code §56430 requires that a municipal services review be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a review of Central County general municipal services, including those provided by the City of Pleasant Hill, and adopted written determinations as required by Government Code §56430 on September 9, 2009; and

WHEREAS, the MSR report identified three SOI options for the City of Pleasant Hill; and

WHEREAS, the City of Pleasant Hill's corporate boundary encompasses 8.2± square miles; the SOI and coterminous Planning Area total 12± square miles and include six separate areas, including two islands, which are completely surrounded by the City, and Briones Hill open space areas, which are designated open space and are outside the voter approved Urban Limit Line (ULL); and

WHEREAS, it is hereby proposed that the City of Pleasant Hill's SOI be reduced to remove the Briones Hill areas as generally depicted on Exhibit A attached hereto; and

WHEREAS, no change in regulation, land use or development will occur as a result of updating the City's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at public hearings held on September 9 and October 14, 2009; and

WHEREAS, the Contra Costa LAFCO heard and received all oral and written protests, objections and evidence that were made, presented or filed, and all persons present were given an opportunity to appear and be heard with respect to any matter pertaining to said verification action.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Reduce the City of Pleasant Hill's SOI as generally depicted on Exhibit A attached hereto.
2. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.
3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:

a. *Present and planned land uses in the area, including agricultural and open-space lands* – The City has applied land use designations to most areas within its SOI. Land use designations include

low, medium, and high-density residential, light industrial, low-medium and high-density multi-family residential, and open space. The only area within the existing SOI that does not have City land use designation is a small one-acre residential parcel west of Iron Horse Trail. The area proposed for removal from the SOI is open space, located outside the ULL, and will not require City services.

b. *Present and probable need for public facilities and services in the area* – The City’s projected population growth annually will be less than 0.5%, with overall population growth projected to be 7.6% by 2030. There will continue to be a need for City services within the City’s corporate boundary and to serve infill development and future development within the City’s SOI. Future development is not significantly affected by the ULL, which the City adopted in December 2008. No changes in public facilities or services provided by the City will result from this SOI update.

c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – The MSR notes that the City provides adequate levels of services, although future annexation of some of the inhabited SOI areas could impact law enforcement and road services. City roadways are currently rated as “fair.” The SOI update will not impact the present capacity of public facilities and adequacy of public services that the City provides or is authorized to provide.

d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – The northern SOI area includes the Pacheco community. The SOI update will not affect the existence of any social or economic communities of interest.

Governance Options: In accordance with the CKH Act, the City is encouraged to annex islands and pockets and to coordinate with the City of Concord regarding their respective SOIs.

* * * * *

PASSED AND ADOPTED THIS 14TH day of October 2009, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

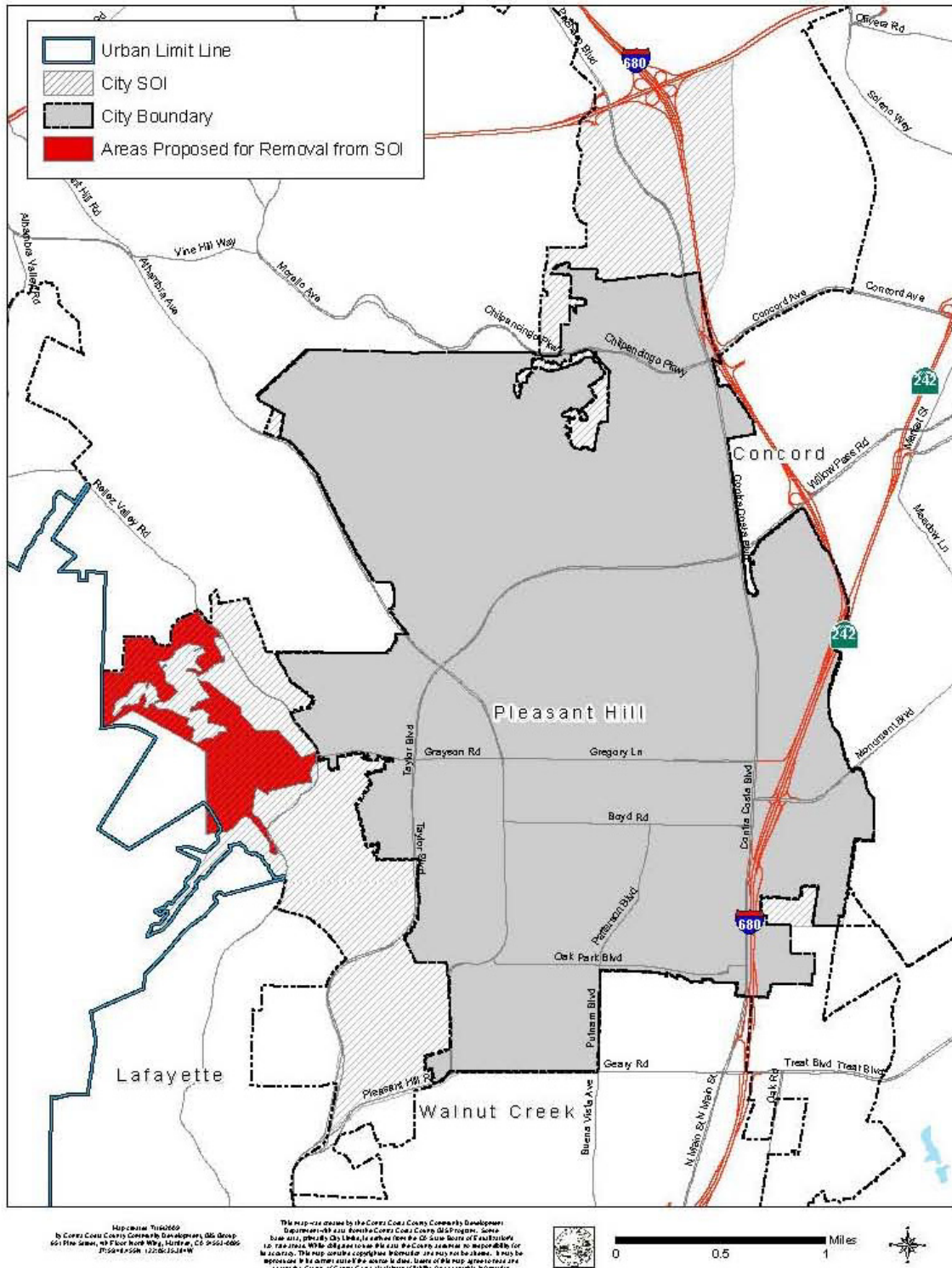
GAYLE B. UILKEMA, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: October 14, 2009

Lou Ann Texeira, Executive Officer

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



**RESOLUTION OF THE CONTRA COSTA
LOCAL AGENCY FORMATION COMMISSION**

**APPROVING A SPHERE OF INFLUENCE UPDATE FOR
THE CITY OF WALNUT CREEK**

WHEREAS, Government Code §56425 requires the Local Agency Formation Commission (LAFCO) to develop and determine the sphere of influence (SOI) of each local governmental agency within the County; and

WHEREAS, Government Code §56425(f) requires that LAFCO review and update the SOI boundaries, as necessary, not less than once every five years; and

WHEREAS, Government Code §56430 requires that a municipal services review be conducted prior to or in conjunction with an SOI update; and

WHEREAS, LAFCO conducted a review of Central County general municipal services, including those provided by the City of Walnut Creek, and adopted written determinations as required by Government Code §56430 on September 9, 2009; and

WHEREAS, the MSR report identified two SOI options for the City of Walnut Creek; and

WHEREAS, the City of Walnut Creek's corporate boundary encompasses 19.5± square miles; the SOI has 23.8± square miles, and the Planning Area totals 28.5± square miles. The Walnut Creek SOI contains nine unincorporated areas. 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 service inefficiencies and cost issues; and

WHEREAS, the City's SOI includes several areas which are outside the voter approved Urban Limit Line (ULL), some of which should be removed from the City's SOI; and

WHEREAS, it is hereby proposed that the City of Walnut Creek's SOI be reduced to remove those areas south of the North Gate Specific Plan area (i.e., EBRPD properties) as shown on Exhibit A attached hereto; and

WHEREAS, no change in regulation, land use or development will occur as a result of updating the City's SOI; and

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a public hearing by this Commission regarding the SOI action; and

WHEREAS, the SOI update was duly considered at public hearings held on September 9 and October 14, 2009; and

WHEREAS, the Contra Costa LAFCO heard and received all oral and written protests, objections and evidence that were made, presented or filed, and all persons present were given an opportunity to appear and be heard with respect to any matter pertaining to said verification action.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Contra Costa LAFCO does hereby:

1. Reduce the City of Walnut Creek's SOI as generally depicted on Exhibit A attached hereto.
2. Determine, as lead agency for the purposes of the California Environmental Quality Act (CEQA), that the SOI update is categorically exempt under §15061(b)(3) of the CEQA Guidelines.

3. Determine that the Commission has considered the criteria set forth in Government Code §56425 as follows:

a. *Present and planned land uses in the area, including agricultural and open-space lands* – The City has applied land use designations for all areas within its SOI. These land use designations include Business Park, Mixed-Use, Low Density Residential, Very Low Density Residential, Open Space, and Open Space/Agricultural. The area proposed for removal from the SOI is open space, located outside the ULL, and will not require City services.

b. *Present and probable need for public facilities and services in the area* – The City’s projected population growth will be approximately 0.5% annually, with overall population growth projected to be 16% by 2030. There will continue to be a need for City services within the City’s corporate boundary and to serve infill development and future development within the City’s SOI. Future development is not significantly affected by the ULL, which the City adopted in October 2006. No changes in public facilities or services provided by the City will result from this SOI update.

c. *Present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide* – The MSR notes that the City provides adequate levels of services. The service capacity of streets, storm drains, parks, and facilities are reviewed regularly, and no deficiencies were identified. Future annexation of the various islands and pockets would improve service delivery.

d. *Existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency* – The areas along the southern boundary of the City share boundaries with the community of Alamo. For all SOI areas, the community of interest is the City of Walnut Creek.

Governance Options: In accordance with the CKH Act, the City is encouraged to annex islands and pockets to improve service delivery.

PASSED AND ADOPTED THIS 14TH day of October 2009, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

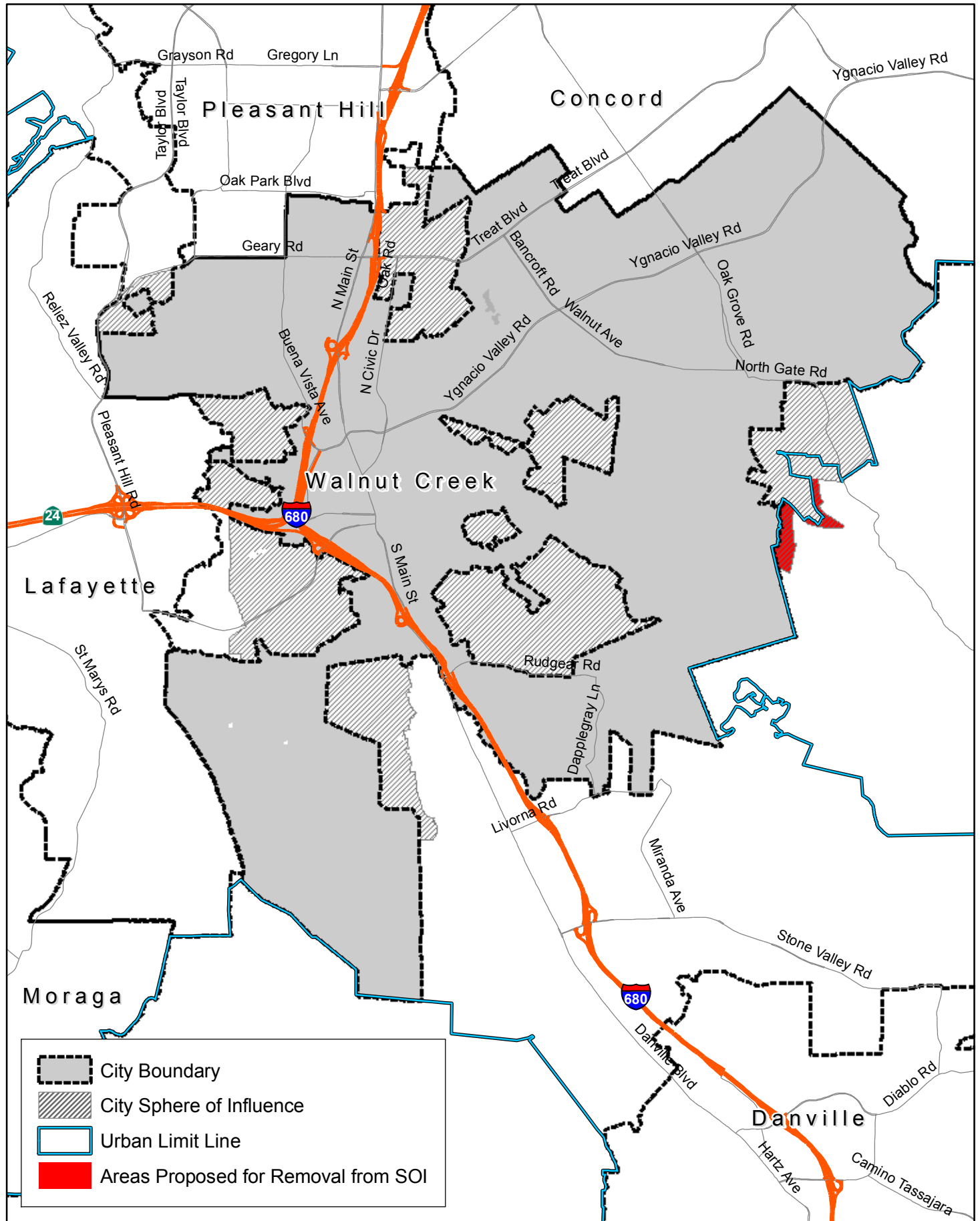
GAYLE B. UILKEMA, CHAIR, CONTRA COSTA LAFCO

I hereby certify that this is a correct copy of a resolution passed and adopted by this Commission on the date stated above.

Dated: October 14, 2009

Lou Ann Texeira, Executive Officer

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.

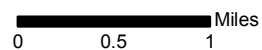
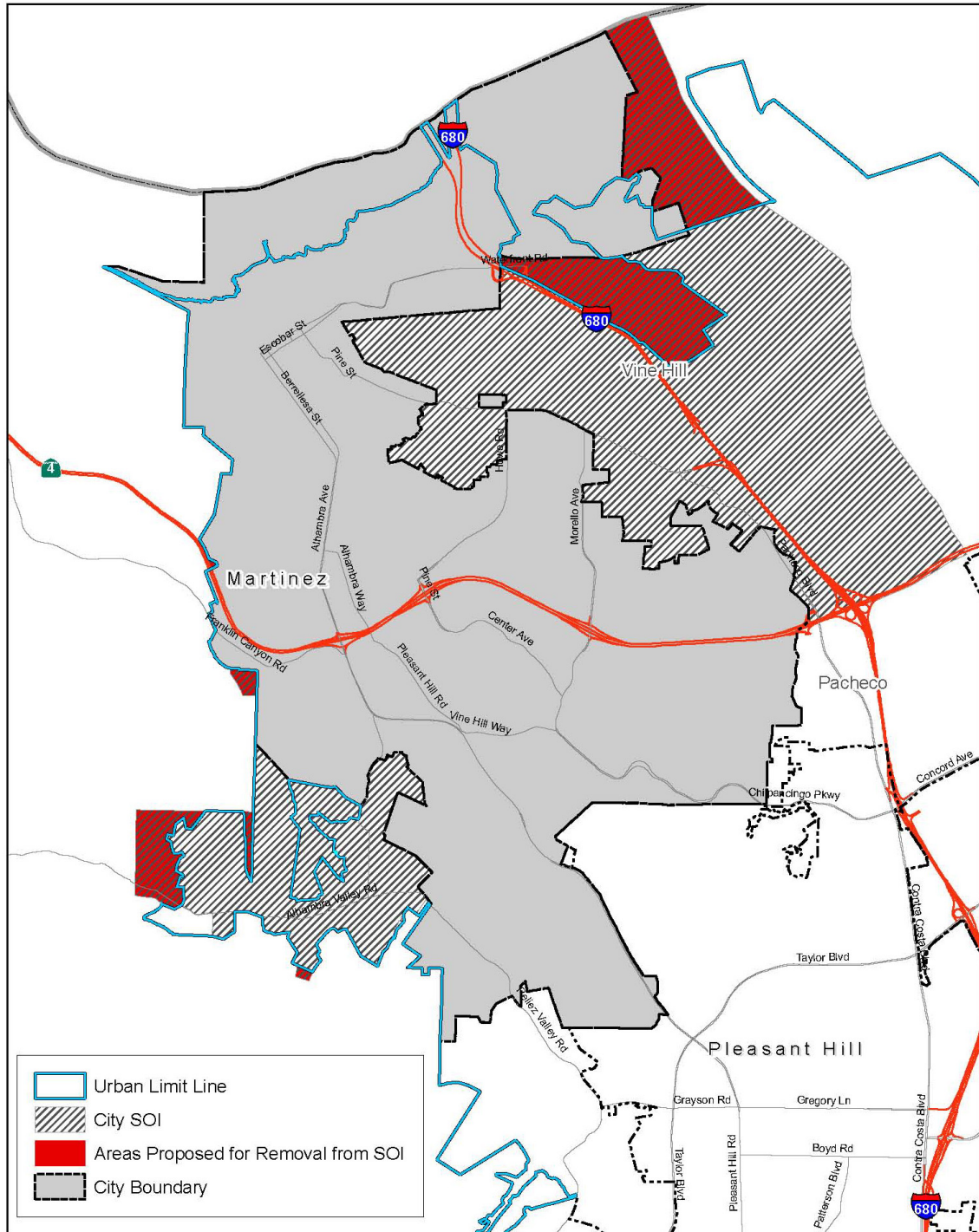


Exhibit VI-A: City of Martinez Sphere of Influence and Voter-Approved Urban Limit Line



Map created 7/16/2009
 by Contra Costa County Community Development, GIS Group
 651 Pine Street, 4th Floor, North Wing, Martinez, CA 94553-0095
 37.526461991 -122.063538991

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 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.



Exhibit XI-A: City of Walnut Creek Sphere of Influence and Voter-Approved Urban Limit Line

