



Lou Ann Texeira
Executive Officer

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April 11, 2012 (Agenda)

April 11, 2012
 Agenda Item 10

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

County Service Area R-7 Sphere of Influence Update

Dear Members of the Commission:

BACKGROUND

In April 2010, LAFCO completed a Municipal Service Review (MSR) covering cemetery, parks and recreation services. In accordance with the MSR, the Commission approved sphere of influence (SOI) updates for most agencies covered in the MSR report, with the exception of Rollingwood-Wilart Park Recreation & Park District (RWPRPD) and County Service Areas (CSAs) R-4 and R-7/Zone A. The Commission deferred SOI updates for these three agencies pending further review and discussions with affected parties.

While discussions are still underway regarding RWPRPD and CSA R-4, there has been significant progress regarding CSA R-7. The MSR report identified the following four governance/SOI options for CSA R-7: 1) reduce R-7's SOI to remove the CSA M-30 area, 2) combine R-7 and M-30 and create a separate zone for M-30, 3) expand R-7's SOI to include the Green Valley Recreation & Park District (GVRPD) to facilitate a future consolidation of the two districts, and 4) expand R-7/Zone A's SOI to include Round Hill. In addition, the MSR report recommended that LAFCO and County staff coordinate on the dissolution of CSA R-7 Zone B (Bishop Ranch) as it is inactive.

In accordance with the MSR, on December 7, 2010, the County Board of Supervisors approved dissolution of CSA R-7/Zone B, as Zone B has been inactive for many years.

With regard to CSA R-7/Zone A, LAFCO staff has worked with Supervisor Mary Nejedly Piepho's office and County Public Works staff to explore the governance/SOI options identified in the MSR report. Supervisor Piepho's office was instrumental in coordinating community outreach and discussions with the affected parties including the Alamo Municipal Advisory Council (MAC), CSA P-5 Advisory Council, the Round Hill Country Club, and the Round Hill

Homeowners Associations. All of these groups have expressed support for expanding the CSA R-7 boundaries to include the Round Hill community.

On December 13, 2011, the County Board of Supervisors adopted a resolution of application to LAFCO to annexation Round Hill, along with five islands and pockets, to CSA R-7/Zone A. The County's annexation application is currently pending. As a prerequisite to annexation, the subject territory must first be included in the District's SOI.

DISCUSSION

The Cortese-Knox-Hertzberg Act (CKH Act) empowers LAFCO with the responsibility for developing and determining the SOI of each local agency within the county, and for enacting policies designed to promote the logical and orderly development of areas within the spheres.

An SOI is defined as a plan for the probable physical boundaries and service area of a local agency, as determined by LAFCO. The intent of an SOI is to identify the most appropriate areas for an agency's extension of services in the foreseeable future. Territory included in an agency's SOI is an indication that the probable need for service has been established, and that the subject agency has been determined by LAFCO to be the most logical service provider for the area.

The CKH Act requires that LAFCO decisions regarding boundary changes be consistent with SOIs of local agencies. LAFCO is prohibited from approving annexations that are not within the annexing agency's SOI. Once an SOI is established, annexations must still be individually weighed and evaluated on their own merit.

LAFCO Municipal Service Review (MSR) - State law requires LAFCO to review and update the SOI of each local agency not less than every five years, as necessary. In conjunction with an SOI update, LAFCO must prepare a MSR.

As noted above, in April 2010, LAFCO completed the *Parks & Recreation and Cemetery Services MSR* which included a review of CSA R-7 services and provided governance/SOI options. One of the options was to expand the District's SOI to include the Round Hill area.

The MSR report noted that Round Hill is the only area of the Alamo community presently excluded from CSA R-7/Zone A, and the CSA almost completely surrounds the Round Hill area. Round Hill residents frequent CSA R-7 parks and attend CSA-sponsored activities. The CSA's main facility, Livorna Park, is located closer to the Round Hill Country Club than to any other defined neighborhood in Alamo.

As noted above, LAFCO recently received an application from the County to annex Round Hill, along with five small pockets and islands, to CSA R-7/Zone A. In accordance with the MSR and in conjunction with the County's application, it is recommended that LAFCO update (expand) the SOI of CSA R-7/Zone A to include Round Hill and the five small areas.

In updating or amending an SOI for a local agency, LAFCO is required to consider and prepare a written statement of determinations with respect to the following:

1. The present and planned uses in the area, including agricultural and open space lands.

The CSA boundaries currently encompass the unincorporated community of Alamo to the north of the Town of Danville and south of the City of Walnut Creek, excluding the Round Hill Area. The area within CSA R-7/Zone A is essentially a built-out community primarily zoned for residential uses, with lots of at least 0.5 acres, and agricultural uses. Commercial uses are limited to the Alamo Plaza Shopping Center located adjacent to Interstate 680. The expansion areas include single family residential homes, condominiums, vacant residential land, institutional and recreational land and open space. No changes in present and planned land uses will result from this SOI update.

2. The present and probable need for public facilities and services in the area.

There is a present and probable need for park and recreation services in the area. As the area is a built-out community consisting primarily of residences, the demand for these services is anticipated to remain constant in the future. No changes in public facilities or services provided by CSA R-7 will result from this SOI update.

3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.

Park and recreation facilities serving CSA R-7/Zone A include five parks located within the CSA bounds. Two of the parks are owned by the County and three parks are offered through agreements with the San Ramon Valley Unified School District and the Town of Danville. All of the park and recreation facilities were constructed after 1991, and all facilities were identified by the County as being in excellent condition. The MSR report noted a need for additional parkland as CSA R-7 facilities do not currently meet California and County adopted park-acreage standards and goals. The SOI expansion area includes open space areas and will result in an increase in acreage in open space in CSA R-7.

Recreation programming is provided by the CSA and currently includes a free summer concert series, youth entertainment at the annual Rotary Alamo Music Festival, a seasonal tree lighting at a park, and movie night under the stars - a free event in the park. The proposed SOI expansion area includes open space areas. The SOI update will not impact the present capacity of public facilities and adequacy of public services that CSA R-7 provides or is authorized to provide.

4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.

CSA R-7 was formed in 1974 and relies primarily on property tax revenue. Communities of interest within the CSA include the unincorporated community of Alamo and the landowners within the District that pay a portion of their property tax to the CSA. The proposed SOI expansion areas include islands/pockets that are surrounded by CSA R-7. The SOI expansion would facilitate logical and orderly boundaries. Further, the expansion areas are homogeneous with CSA R-7.

5. *The nature, location, extent, functions and classes of service to be provided.*

The District provides park and recreation facility operation and maintenance and recreation programming.

Environmental Impact of the Proposal - With respect to the environmental review, LAFCO, as Lead Agency, has determined that the project is exempt from the California Environmental Quality Act (CEQA). The SOI update is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. The SOI update would have no effect on the physical environment.

RECOMMENDATION

1. Adopt the attached resolution updating (expanding) the SOI for CSA R-7 to include Round Hill and five small islands and pockets, and
2. As Lead Agency, determine that the SOI update is exempt pursuant to §15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

c: Distribution

Attachment:

1. SOI Update Resolution and Map – CSA R-7

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

**APPROVING A SPHERE OF INFLUENCE UPDATE FOR
COUNTY SERVICE AREA R-7**

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 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 cemetery, parks & recreation services, including those provided by County Service Area (CSA) R-7, and adopted written determinations as required by Government Code §56430 on April 21, 2010; and

WHEREAS, the MSR report identified four SOI options for CSA R-7, including expansion of the SOI to include Round Hill; and

WHEREAS, CSA R-7's corporate boundary and SOI are currently coterminous and comprise 8.2± square miles; and

WHEREAS, it is hereby proposed that CSA R-7's SOI be updated (expanded) to include the Round Hill area along with five small pockets and islands as shown on the attached map; and

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

WHEREAS, in the form and manner prescribed by law, the Executive Officer has given notice of a the proposed SOI update; and

WHEREAS, the SOI update was duly considered at a hearings previously held in conjunction with the MSR report and at a LAFCO meeting on April 11, 2012; 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. 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.
2. Update and expand CSA R-7's SOI as described above and generally depicted on Exhibit A attached hereto.
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 CSA boundaries currently encompass the unincorporated community of Alamo, excluding the Round Hill area. The area within CSA R-7/Zone A is essentially a built-out community primarily zoned for residential uses, with lots of at least 0.5 acres, and agricultural uses. Commercial uses are limited to the Alamo Plaza Shopping Center located adjacent to Interstate 680. The expansion areas include Round Hill and five small pockets and islands. Land uses in the expansion areas include single family residential homes, condominiums, vacant residential land, institutional and recreational land and open space. No changes in present and planned land uses will result from this SOI update.

b. *Present and probable need for public facilities and services in the area* – There is a present and probable future need for park and recreation services within the District’s boundaries. As the area is a built-out community consisting primarily of residences, the demand for these services is anticipated to remain constant in the future. No changes in public facilities or services provided by CSA R-7 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* – Park and recreation facilities serving CSA R-7/Zone A include five parks located within the CSA bounds. Two of the parks are owned by the County and three parks are offered through agreements with the San Ramon Valley Unified School District and the Town of Danville. All of the park facilities and recreation facilities were constructed after 1991, and all facilities were identified by the County as being in good condition. The MSR report noted a need for additional parkland as CSA R-7 facilities do not currently meet California and County adopted park-acreage standards and goals. The SOI expansion area includes open space areas and will result in an increase in acreage in open space in CSA R-7. Recreation programming is provided by CSA R-7 and currently includes a free summer concert series, youth entertainment at the annual Rotary Alamo Music Festival, a seasonal tree lighting at a park, and movie night under the stars - a free event in the park. The SOI expansion area includes open space areas. The SOI update will not impact the present capacity of public facilities and adequacy of public services that CSA R-7 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* – CSA R-7 was formed in 1974 and relies primarily on property tax revenue. Communities of interest within the CSA include the unincorporated community of Alamo and the landowners within the District that pay a portion of their property tax to the CSA. The SOI update will not affect the existence of any social or economic communities of interest.

e. *Nature, location, extent, functions & classes of services to be provided* – The District provides park and recreation facility operation and maintenance and recreation programming.

PASSED AND ADOPTED THIS 11th day of April 2012, by the following vote:

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

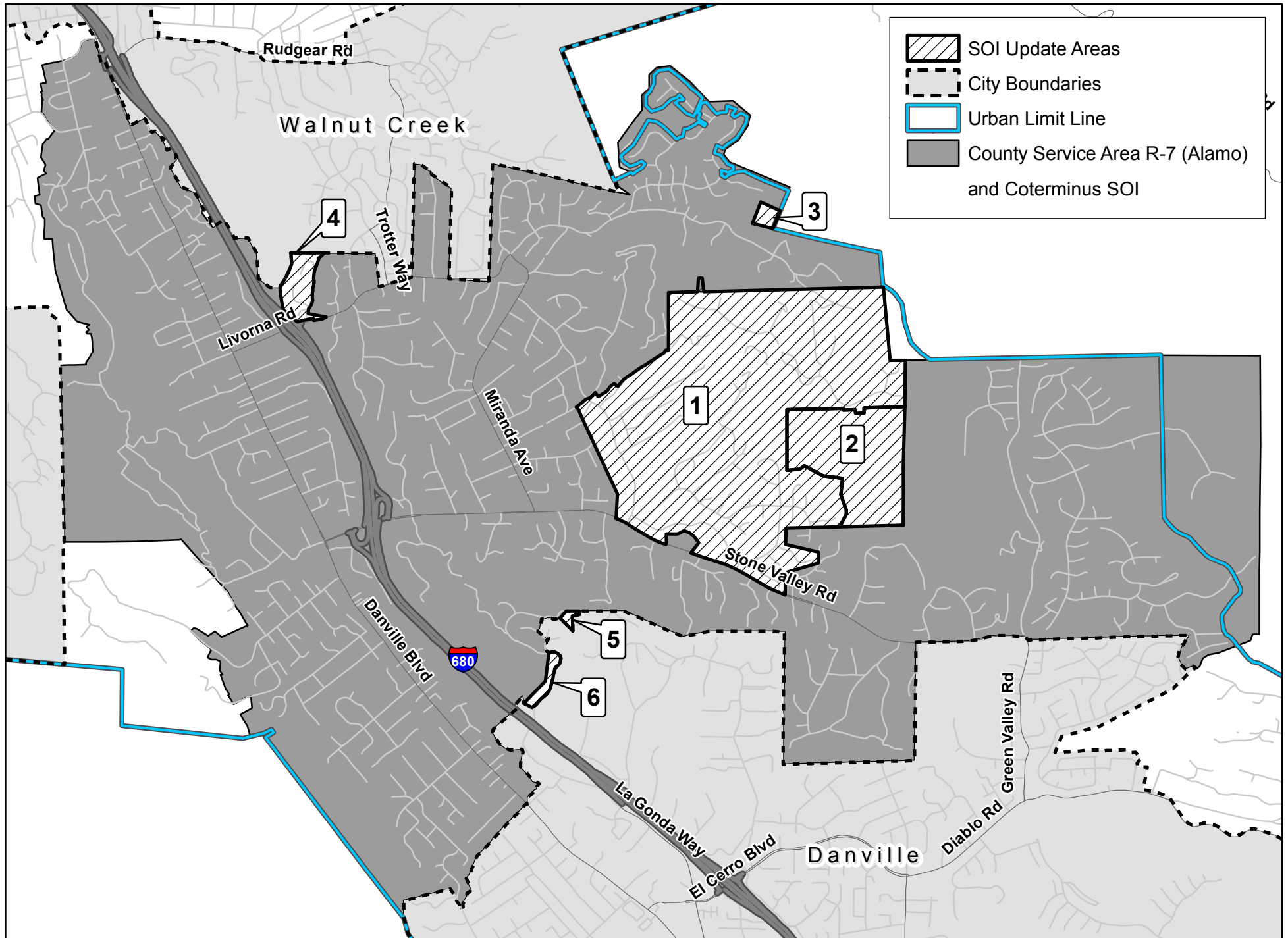
DON TATZIN, CHAIR, CONTRA COSTA LAFCO





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

Dated: April 11, 2012

Lou Ann Texeira, Executive Officer

County Service Area (CSA) R-7 Round Hill SOI Update



	SOI Update Areas
	City Boundaries
	Urban Limit Line
	County Service Area R-7 (Alamo) and Coterminus SOI

