



Lou Ann Texeira
Executive Officer

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May 18, 2012 (Agenda)

May 18, 2012
Agenda Item 5

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

Impartial Ballot Analysis for North Pacheco Annexation (LAFCO 11-05)

Dear Commissioners:

Contra Costa LAFCO approved the North Pacheco Annexation to the City of Martinez on January 11, 2012, and held a protest hearing on March 6, 2012. It was determined that the requisite number of registered voter protest against the annexation was filed (i.e., over 25% but less than 50%). The protest forms were subsequently certified by the County Elections office. As a result, the annexation is subject to voter confirmation.

On May 16, the Martinez City Council will be asked to adopt a resolution establishing that an election on the matter be held in August 2012. The City will conduct the ballot by mail.

Registered voters in the area will be asked to approve the annexation that will annex 99± acres (252 parcels) to the City of Martinez.

Pursuant to Government Code sections 56898 and 57144, the LAFCO Executive Officer must, within five days after a special election is called, submit to the Commission for their review and approval an impartial analysis of the proposed measure. The analysis cannot exceed 500 words, in addition to a general description of the boundaries of the subject territory. Upon adoption, the analysis will be forwarded to the election authorities for inclusion in the election materials.

RECOMMENDATION

It is recommended that the Commission review, modify as necessary, and adopt the attached impartial analysis and direct the Executive Officer to transmit the analysis to the election official. The analysis presented is 414 words in total length.

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

c: Phil Vince, City Manager, City of Martinez

DRAFT

IMPARTIAL ANALYSIS - MEASURE __

NORTH PACHECO ANNEXATION TO THE CITY OF MARTINEZ

This is a ballot measure to determine if the voters in the unincorporated North Pacheco area want to annex to the City of Martinez. A “YES” vote on this measure is a vote for adding the North Pacheco area to the City of Martinez. A “NO” vote on this measure is a vote against adding the North Pacheco area to the City of Martinez. A majority of the votes cast is needed to approve the annexation. If the measure fails to receive a majority of the votes cast, the annexation will be terminated.

The North Pacheco annexation area includes 99± acres (252± parcels) and is bounded by Highway 4 to the south, Interstate 680 to the east, and the City of Martinez to the west. The annexation of the North Pacheco area would add this area to the City of Martinez for public services, future development and economic revitalization of the area consistent with the City’s general plan, including the John Muir Parkway Specific Area Plan. The area is within the City’s sphere of influence and within the voter approved urban limit line.

The City’s land use designations for the area are generally in accordance with the John Muir Parkway Specific Area Plan. The City’s General Plan and zoning designations for the area are similar to the County’s designations and include residential, commercial, public and open space. There are four residential developments in the annexation area that were previously approved by the County. There are 252 parcels within the annexation area.

The North Pacheco annexation project underwent a review process by the City, including preparation of a fiscal analysis, environmental review and consideration by the City’s Planning Commission and City Council. In January 2011, the Martinez City Council approved a Resolution of Application to LAFCO, along with a Negative Declaration and zoning designations for the North Pacheco annexation area. LAFCO considered and approved the North Pacheco annexation on January 11, 2012. The protest process that followed the LAFCO approval resulted in the registered voters residing within the North Pacheco annexation area being given the opportunity to vote on the annexation through this mailed ballot process.

The above statement is an impartial analysis of Measure __. If you desire a copy of the measure, please call the Elections Office at 925-335-7800 and a copy will be mailed at no cost to you.

Lou Ann Texeira, Executive Officer
Contra Costa Local Agency Formation Commission