

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
EXECUTIVE OFFICER'S REPORT

October 14, 2020 (Agenda)

October 14, 2020
Agenda Item 8

LAFCO 20-05 Dougherty Valley #18 Reorganization – Annexation to the City of San Ramon and Detachment from County Service Area (CSA) P-6

APPLICANT City of San Ramon, Resolution No. 2020-050 adopted June 9, 2020

ACREAGE & PURPOSE Reorganization #18 comprises 901.65± acres located in the remainder areas of Gale Ranch Phase 4 in the Dougherty Valley Specific Plan (DVSP) Area – see Exhibit A.

The purpose of the reorganization is to extend city services to an approved 901.65± acre development (Gale Ranch 4, Remainder) including a residential subdivision (529 single-family housing units and 449 multi-family housing units); a future retail shopping center site; an elementary school (Bella Vista); three parks – (8.4± acres Rose Glenn Park, 7.8± acres Phase 2 Rancho San Ramon Community Park, 2.6± acres Bella Vista School Park), an East Bay Municipal Utility District water tank site, and 673.71± acres of open space area. The proposal also includes a corresponding detachment from CSA P-6.

SYNOPSIS

This is the 18th and final planned boundary changes for the area known as “Dougherty Valley” (DV). The DV project is a large project being developed in phases through Contra Costa County.

Annexation of the project area to the City of San Ramon is required pursuant to the Dougherty Valley Settlement Agreement (DVSA), which in 1994 was endorsed by the County, cities of Danville and San Ramon, Windemere Ranch Partners and Shapell Industries. Under the terms of the DVSA, the annexations are to occur following recordation of final subdivision maps.

DISCUSSION

The Cortese Knox Hertzberg Act (CKH Act) sets forth factors the Commission must consider in evaluating any proposed boundary changes as discussed below (Gov. Code §56668). In the Commission's review of these factors, no single factor is determinative. In reaching a decision, each factor is to be evaluated within the context of the overall proposal.

1. *Consistency with the Sphere of Influence (SOI) of Any Local Agency:*

LAFCO is charged with both regulatory and planning functions. Changes of organization are a regulatory act, while establishing SOIs is a planning function. The SOI is an important benchmark as it defines the primary area within which urban development may occur. For the Commission to approve an annexation, it must be consistent with the jurisdiction's SOI. The subject area is within the City of San Ramon's SOI, and within the City's Urban Growth Boundary (UGB) and the County's Urban Limit Line (ULL).

2. *Land Use, Planning and Zoning - Present and Future:*

The Contra Costa County and City of San Ramon land use designations for the subject area are shown in the table below:

Contra Costa County Dougherty Valley Specific Plan Designations	City of San Ramon General Plan 2035 Designations
• Single Family Medium Density Residential	• Single-Family Medium Density
• Single Family High Density Residential	• Single-Family Low Medium Density
• Multiple Family Low Density Residential	• Mixed Use
• Mixed Use	• Parks
• Parks and Recreation	• Public and Semipublic
• Public/Semi-Public	• Open Space
• Open Space	

The County's zoning designations include Planned Unit Development (P-1) and Exclusive Agricultural District (A-80). The City's zoning designations include Planned Development (94.43± acres); Mixed Use (32.26± acres), Parks & Recreation (18.8± acres), Public and semipublic 5.21± acres) Open Space (673.71± acres) and Roadway/Right-of-Way (77.24 ± acres). On June 9, 2020, the San Ramon City Council approved the prezoning for the subject area. Upon annexation, the City's prezoning will apply.

Since adoption of the DVSP, the County has approved several amendments, including relocation of the Gale Middle School (2005-06), and relocation of residential development within Gale Ranch Phases 3 and 4 to accommodate a new elementary school (Bella Vista) in Gale Ranch Phase 4.

Surrounding land uses include the Gale Ranch and Windemere developments to the north and east (City of San Ramon); the U.S. Army Camp Parks to the south; and open space and residential areas area to the west (City of San Ramon).

The current and proposed uses are consistent with the City's General Plan and prezoning designations. No changes in land uses are proposed.

3. *The Effect on Maintaining the Physical and Economic Integrity of Agricultural Lands:*

The DV project, as previously approved by the County, converts approximately 6,000 acres of farmland to urban uses and open space. Of the 6,000 acres that comprise the DVSP area, 2,000 acres have been mapped as "farmland of local importance" and the remaining 4,000 acres are mapped as grazing land. Through the 1992 DVSP and General Plan amendment, these lands were changed from "Agricultural Preserve" to "Agricultural Lands" and designated as P-1 to allow a mix of housing, school and community facilities, parks and open space areas.

Contra Costa County found that there were overriding considerations in support of adoption of the Specific Plan, despite the unavoidable impact to agricultural resources. With adoption of the DVSP in 1992, none of the project site was zoned for agricultural use, and there are no Williamson Act Land Conservation Agreements within the project site.

The proposed reorganization would not convert farmland to non-agricultural uses as farmland does not currently exist in the DV area. Approval of the urban land use designations for the area occurred in 1992, 1996 and 2002. According to the City, the project can be viewed as implementation of the already established specific plan and land use designations.

4. *Topography, Natural Features and Drainage Basins:*

The site and surrounding areas consist of a complex series of major and minor ridges, rolling hills and a relatively flat valley, which drains to the south. There are no other significant natural features affecting the proposal.

5. *Population:*

The territory proposed for annexation currently includes 694 residential housing units (430 single-family units and 264 multi-family units) which are or may be occupied within the annexation area. The remaining 284 residential housing units (99 single-family units and 185 multi-family units) are under construction and some are or may be occupied. Entitlements have been approved for the entire 978 housing units in the remainder area of the Gale Ranch Phase 4 development. The total 978 housing units (529 single-family and 449 multi-family) will result in a population increase of approximately 2,905 persons. The projected population increase is based on the California Department of Finance estimates of 2.97 persons per unit (January 1, 2020).

6. *Fair Share of Regional Housing:*

One of the factors the Commission must consider in its review of a proposal is the extent to which the proposal will assist the receiving entity in achieving its fair share of the regional housing needs as determined by the regional council of governments. Regional housing needs are determined by the State Department of Housing and Community Development; the councils of government throughout the State allocate to each jurisdiction a "fair share" of the regional housing needs (Government Code §65584).

In Contra Costa County, the Association of Bay Area Governments (ABAG) determines each city's fair share of regional housing needs. Each jurisdiction is required in turn to incorporate its fair share of the regional housing needs into the housing element of its General Plan. In July 2013, ABAG adopted the 2014-2022 Regional Housing Needs Allocation (RHNA) Plan for the San Francisco Bay Area. The RHNA Plan includes the following allocations for the City of San Ramon: total RHNA is calculated at 1,417 units, including 340 above moderate, 282 moderate, 279 low and 516 very low-income units.

The proposed annexation includes 978 housing units (529 single-family and 449 multi-family). Of the 978 housing units, the 529 single-family units will not be affordable; however, the 449 multi-family units, including the Deer Creek Senior Apartments, have an Affordable Housing Agreement recorded, restricting the rental of these units to the following income categories: 20 units – Very Low, 82 units – Low, and 347 units – Moderate.

It is a requirement of the Dougherty Valley Affordable Housing Program that 25% (2,748) of the 11,000 units in DV are affordable.

7. *Governmental Services and Controls - Need, Cost, Adequacy and Availability:*

In accordance with Government Code §56653, whenever a local agency submits an annexation application, the local agency must also submit a plan for providing services to the annexation area. The plan shall include all of the following information and any additional information required by LAFCO:

- (1) An enumeration and description of the services to be extended to the affected territory.
- (2) The level and range of those services.
- (3) An indication of when those services can feasibly be extended to the affected territory.

- (4) An indication of any improvement or upgrading of structures, roads, sewer or water facilities, or other conditions the local agency would impose or require within the affected territory if the change of organization or reorganization is completed.
- (5) Information with respect to how those services will be financed.

The City submitted a plan for providing services which covers parks and recreation, police, streets and roads, flood control, public facilities maintenance, and library services. The level and range of services to be extended to the subject area will be comparable to services currently provided within the City. The DVSA provides performance standards for services in the DV.

Also, fire services will be provided by San Ramon Valley Fire Protection District (SRVFPD), sewer services will be provided by Central Contra Costa Sanitary District (CCCSD), and water services will be provided by Dublin San Ramon Services District (DSRSD).

Parks and Recreation – The DVSA requires 6.5 acres of parkland per 1,000 residents, which is consistent with the City's General Plan. Upon complete build-out of DV, this performance standard will be met. The DVSP and DVSA establish a variety of park types throughout DV. At build-out, the developers of DV will have provided 202± acres of parkland.

Police Services – Law enforcement services are currently provided to the annexation area by the Contra Costa County Sheriff's Department. Upon annexation, police services will be provided by the City of San Ramon. The City's police department maintains a ratio of approximately 0.8 officers per 1,000 population in accordance with the City's adopted service standards for police services. The DVSA establishes the performance standards for police service in DV consistent with the City's General Plan, which include 3-5 minute response times (travel time) for emergency calls, and a 20 minute response time for all other calls, which can be maintained 95 percent of the time. The City reports that completed development in the surrounding areas of DV is already within the service area for San Ramon police services; therefore, police service for the annexation area can meet the performance standard. No additional police officers are anticipated for the proposed annexation area.

Streets and Roadways – The annexation area is served by a network of arterial roads (Bollinger Canyon Road, Dougherty Road, etc.), collector and local streets. In addition, public transit (bus) service is provided in the DV and annexation area, along with a bicycle and pedestrian network. The DVSA requires the developers to provide a transportation system (streets, roadways, bicycle, pedestrian, and transit services, etc.) as established by the DVSP. Once the development is completed, all streets and roadways for the annexation area will have been provided by the developers.

Fire Protection – Fire and emergency medical services are, and will continue to be, provided by SRVFPD following annexation. The City's General Plan policies include service standards relating to fire response time (i.e. 4-5 minutes for emergency calls 90% of the time) and that there will be fire stations within 1.5 miles of new development. Fire Station No. 30 will serve as the primary fire station to serve the annexation area. Fire Station No. 30 is located approximately 0.8 miles from the annexation area and has primary responsibility for fire and emergency medical services. Fire Stations 39 and 34 will respond as secondary and tertiary stations, respectively. Fire Station 39 is approximately 1.80 miles, and Fire Station 34 is approximately 2.18 miles. The main access roads (routes) to the annexation area include Bollinger Canyon Road, Dougherty Road, Old Ranch Road, and Alcosta Blvd.

Wastewater Services – Wastewater services to the annexation area will be provided by CCCSD, which is responsible for wastewater collection, maintenance of the sewer lines, wastewater treatment and disposal services.

CCCSD currently serves an estimated population of 494,300 residents in a 145-square-mile service area. CCCSD's wastewater collection system consists of 1,500 miles of sewer mains with 19 pump stations. The majority of CCCSD's system operates with gravity flow with some pumping stations and force mains. The District's wastewater treatment plant provides secondary level treatment for a 2019 average dry weather flow of approximately 34.1 million gallons per day (mgd) of wastewater. The wastewater treatment plant has a permitted discharge limit of 53.8 mgd and a treatment capacity of 240 mgd of wet weather flow.

CCCSD provides sewage collection, treatment, and disposal service to the Dougherty Valley, including the annexation area. The City indicates that 8-inch diameter sanitary sewer line has been installed in the annexation area. The main connects to a 24-inch diameter trunk sewer west of Dougherty Road. The trunk sewer leads to the Dougherty Tunnel, the San Ramon Pumping Station, and eventually to gravity sewers that carry flows north to CCCSD's wastewater treatment plant in unincorporated Martinez.

The annexation area uses will generate an estimated 146,515 gpd (0.147 mgd) of wastewater. The sewer lines in the vicinity of the project site have, or will have, adequate capacity to serve the annexation area, and the CCCSD wastewater treatment plant has adequate capacity to treat wastewater generated by the proposed project. The plant currently operates below permitted treatment capacity and the project-related increases in wastewater flows to the plant could be accommodated within the plant's existing capacity. The annexation area's wastewater generation represents 0.75 percent of the 19.7 mgd of capacity currently available at CCCSD's wastewater treatment plant.

Other Services – Capital improvements for this project are being financed by the developers as a condition of development. The ongoing maintenance and operations costs associated with police services, road maintenance, parks and landscape maintenance, open space and trail maintenance, flood control, and community facilities maintenance will be financed through CSA M-29. CSA M-29 was established in 1997 and includes the following revenue sources:

- General Ad-Valorem Property Taxes
- Real Property Transfer Tax
- Special Assessments
- Sales tax
- Fines and Forfeitures
- License, Permits, Franchise Fees
- Motor Vehicle In-Lieu Fees

Typically, when an area is annexed to a city, it is detached from a CSA, as the County no longer provides service, and the city assumes the provision of municipal services. The City requests that the annexation area remain in CSA M-29 pursuant to the DVSA in order to continue the assessment of the special taxes/fees to fund the services listed above.

However, it is recommended that if the annexation is approved, the subject territory be detached from CSA P-6 (police services). The effect of the detachment will result in the CSA P-6 allocation of ad valorem property tax (1%) being transferred from the County to the City following annexation as the City will assume police services following annexation.

The City and County have entered into a tax sharing agreement which provides for an exchange of property tax and takes into account the provision of municipal services.

8. *Timely Availability of Water and Related Issues:*

Pursuant to the CKH Act, LAFCO must consider the timely and available supply of water in conjunction with a boundary change proposal. In accordance with Contra Costa LAFCO policies, any proposal for a change of organization that includes the provision of water service

shall provide information relating to water supply, storage, treatment, distribution, and waste recovery; as well as adequacy of services, facilities, and improvements to be provided and financed by the agency responsible for the provision of such services, facilities and improvements. Various studies were completed to address the timely and adequate provision of water service to the DV. This information is included in the environmental documents and summarized in the City's application to LAFCO.

Dublin San Ramon Services District (DSRSD) will provide water service to the annexation area and provides water service to the entire DV except for Gale Ranch Phase 1. Gale Ranch Phase 1 water service is provided by the East Bay Municipal Utility District (EBMUD).

The infrastructure needed to provide water service to the annexation area is adequate and has already been contemplated by DSRSD at the time of County approval through a water assessment for the DV development. DSRSD will be able to meet the ultimate water demand for potable water in the area proposed for annexation. The City's application includes a breakdown of potable and recycled water demands. The estimated potable water demand is approximately 274,331 gallons per day. DSRSD indicates they have the capacity to provide services consistent with its adopted water service plans.

DSRSD will also provide recycled water to the annexation area. The Rancho San Ramon Community Park and the Bella Vista School Park will rely on recycled water. The Rose Glenn Park irrigation is subject to a recycled water moratorium adopted by the DSRSD-EBMUD Recycled Water Authority in March 2019. Consequently, the irrigation water demand will be supplied by DSRSD's potable water system. And although not required, single family homes may use recycled water for front yards in accordance with specific criteria. DSRSD indicated it can meet the demand for recycled water.

9. *Assessed Value, Tax Rates, and Indebtedness:*

The annexation area is within tax rate areas 66374, 66375, 66395, and 66405. The assessed value is \$572,490,694 (2019-20 roll). The territory being annexed shall be liable for all authorized or existing taxes comparable to properties presently within the annexing agencies, if applicable; and shall remain within CSA M-29 following annexation.

10. *Environmental Impact of the Proposal:*

Since the project initiation in 1992, the County has served as Lead Agency under CEQA, and has prepared and certified various environmental documents in conjunction with this project, including the original Environmental Impact Report (EIR) for the DV General Plan Amendment, the Specific Plan and Mitigation Monitoring and Reporting Program (1992), Final Subsequent EIR along with Findings, Recommendations and a Statement of Overriding Conditions (1996), Addendum to the DV Draft DEIR entitled "Gale Ranch Phase IV Final Development Plan & Vesting Tentative Subdivision Map DV – San Ramon (January 2005), and most recently, the Mitigated Negative Declaration (MND) in conjunction with County General Plan and Specific Plan Amendments and the County Development Plan for modifications to Gale Ranch Phases 3 and 4 to accommodate the Bella Vista Elementary School (February 2014). There have been various modifications to the DV project over the years, some of which have necessitated supplemental environmental review.

11. *Landowner Consent and Consent by Annexing Agency:*

According to County Elections, there are more than 12 registered voters in the area proposed for annexation; thus, the area is considered inhabited.

In the case of inhabited boundary changes, LAFCO will conduct a protest hearing should the Commission receive an objection from any landowner owning land with the subject area, or any registered voter residing with the subject area. Absent any objection received before the conclusion of the commission hearing on October 14, 2020, the Commission will waive the protest proceedings. All landowners and registered voters within the proposal area(s) and within 300 feet of the exterior boundaries of the area(s) were notified of the October 14, 2020 hearing.

12. *Boundaries and Lines of Assessment:*

The annexation area is within the City's SOI and is contiguous to the city's boundary. A corresponding detachment from CSA P-6 of the same area is also proposed. A map and legal description to implement the proposed boundary change has been received and is subject to final approval by the County Surveyor.

The City indicates that all the open space areas surrounding the subject area will be annexed to the City per the DVSA; and there will be no islands or pockets of unincorporated area once all the annexations are complete. The entire DV area is required to be annexed into the City.

13. *Environmental Justice:*

LAFCO is required to consider the extent to which a change or organization of reorganization will promote environmental justice. As defined by statute, environmental justice means "the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the location of public facilities and the provision of public services, to ensure a healthy environment for all people such that the effects of pollution are not disproportionately borne by any particular populations or communities." [Gov. Code § 56668(p)] The proposed boundary reorganization is not expected to promote or discourage the fair treatment of minority or economically disadvantaged groups.

14. *Disadvantaged Communities:*

In accordance with state law, local agencies and LAFCOs are required to plan for disadvantaged unincorporated communities (DUCs). Many of these communities lack basic infrastructure, including streets, sidewalks, storm drainage, clean drinking water, and adequate sewer service. LAFCO actions relating to Municipal Service Reviews, SOI reviews/amendments, and annexations must take into consideration DUCs, and specifically the adequacy of public services, including sewer, water, and fire protection needs or deficiencies, to these communities. According to the County Department of Conservation and Development, the area proposed for annexation is not a DUC.

15. *Comments from Affected Agencies/Other Interested Parties:*

No comments have been received to date.

16. *Regional Transportation and Regional Growth Plans:*

In its review of a proposal, LAFCO shall consider a regional transportation plan adopted pursuant to Gov. Code §65080 [Gov. Code §56668(g)]. Further, the Commission may consider the regional growth goals and policies established by a collaboration of elected officials only, formally representing their local jurisdictions in an official capacity on a regional or subregional basis (Gov. Code §56668.5). Regarding these sections, LAFCO looks at

consistency of the proposal with the regional transportation and other regional plans affecting the Bay Area.

SB 375, a landmark state law, requires California's regions to adopt plans and policies to reduce the generation of greenhouse gases (GHG), primarily from transportation. To implement SB 375, in July 2013, the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) adopted Plan Bay Area as the "Regional Transportation Plan and Sustainable Communities Strategy" for the San Francisco Bay Area through 2040. Plan Bay Area focuses on where the region is expected to grow and how development patterns and the transportation network can work together to reduce GHG emissions. The Plan's key goals are to reduce GHG emissions by specified amounts; and to plan sufficient housing for the region's projected population over the next 25 years.

In July 2017, ABAG and MTC adopted Plan Bay Area 2040, which updates the 2013 Plan Bay Area and reaffirms the goals/targets identified in the earlier version. Plan Bay Area establishes "Priority Conservation Areas" (PCAs) and "Priority Development Areas" (PDAs) and focuses growth and development in nearly 200 PDAs. These existing neighborhoods are served by public transit and have been identified as appropriate for additional, compact development.

This fall, ABAG and MTC are starting Plan Bay Area 2050 which will focus on four key issues - the economy, the environment, housing and transportation - and will identify a path to make the Bay Area more equitable for all residents and more resilient in the face of unexpected challenges. Work with local jurisdictions is currently underway to explore new PDAs, PCAs and a new variable – Priority Production Areas (PPAs).

The area proposed for annexation is within the City's SOI and UGB and is not within a designated PDA or PCA. The annexation has been anticipated by, is consistent with, the San Ramon General Plan 2035, and does not appear to conflict with the regional growth plan.

ALTERNATIVES FOR COMMISSION ACTION

After consideration of this report and any testimony or additional materials that are submitted the Commission should consider taking one of the following actions:

Option 1 Approve the reorganization as proposed including annexation to the City of San Ramon and detachment from CSAs P-6.

- A. Consider the information contained in the CEQA documents prepared and adopted by the County, including the MND in conjunction with County General Plan and Specific Plan Amendments and the County Development Plan for modifications to Gale Ranch Phases 3 and 4 to accommodate the Bella Vista Elementary School (February 2014); Addendum to the DV Draft EIR entitled "Gale Ranch Phase IV Final Development Plan & Vesting Tentative Subdivision Map DV – San Ramon (January 2005); Final Subsequent EIR (1996); and the Final EIR for the DV General Plan Amendment and Specific Plan (1992); Mitigation Monitoring and Reporting Program (1992), and Findings, Recommendations and a Statement of Overriding Conditions (1996).
- B. Approve the proposal, to be known as **Dougherty Valley Reorganization #18: Annexation to the City of San Ramon and Corresponding Detachment from CSA P-6** subject to the following terms and conditions:

1. The territory being annexed shall be liable for the continuation of any authorized or existing special taxes, assessments, and charges comparable to properties presently within the annexing agency.
 2. Allow the overlap of the City and CSA M-29.
 3. The City has delivered an executed indemnification agreement providing for the City to indemnify LAFCO against any expenses arising from any legal actions challenging the annexation.
- C. Find that the subject territory is inhabited. Should the Commission receive an objection from any affected landowner or registered voter within the subject area, LAFCO will conduct a protest hearing. Absent any objection received before the conclusion of the commission proceedings on October 14, 2020, the Commission will waive the protest proceedings.

Option 2

- A. Certify it has reviewed and considered the information contained in the EIR and related environmental documents as prepared and adopted by the County.
- B. Adopt this report and DENY the proposal.

Option 3 If the Commission needs more information, CONTINUE this matter to a future meeting.

RECOMMENDED ACTION: Option 1 – Approve the reorganization as proposed.

LOU ANN TEXEIRA, EXECUTIVE OFFICER
CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

c: Distribution

Exhibit

A – Map of Reorganization Area

Attachment

1 - Draft LAFCO Resolution 20-05

RESOLUTION NO. 20-05

**RESOLUTION OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION
MAKING DETERMINATIONS AND APPROVING DOUGHERTY VALLEY
REORGANIZATION #18: ANNEXATION TO CITY OF SAN RAMON AND
CORRESPONDING DETACHMENT FROM COUNTY SERVICE (CSA) AREA P-6**

WHEREAS, the above-referenced proposal was filed with Executive Officer of the Contra Costa Local Agency Formation Commission pursuant to the Cortese-Knox-Hertzberg Local Government Reorganization Act (Government Code section 56000 et seq.); and

WHEREAS, the Executive Officer has examined the application and executed her certification in accordance with law, determining and certifying that the filing is sufficient; and

WHEREAS, at the time and in the manner required by law the Executive Officer has given notice of the Commission's consideration of the proposal; and

WHEREAS, the Executive Officer has reviewed available information and prepared a report including her recommendations therein, and the report and related information have been presented to and considered by the Commission; and

WHEREAS, at a public hearing held on October 14, 2020, the Commission heard, discussed and considered all oral and written testimony related to the proposal including, but not limited to, the Executive Officer's report and recommendation, the environmental document or determination, consistency with the sphere of influence, contiguity with the City boundary, and related factors and information including those contained in Gov. Code §56668; and

WHEREAS, information satisfactory to the Commission has been presented that no affected landowners or/registered voters within the affected territory object to the proposal; and

WHEREAS, the Local Agency Formation Commission determines that the proposal is in the best interest of the affected area and the total organization of local governmental agencies within Contra Costa County.

NOW, THEREFORE, the Contra Costa Local Agency Formation Commission **DOES HEREBY RESOLVE, DETERMINE AND ORDER** as follows:

1. The Commission has considered the information contained in the Environmental Impact Reports and related environmental documentation, including the County's Findings of Fact and Statement of Overriding Considerations, as prepared and certified by the County of Contra Costa (Lead Agency) and as identified in the LAFCO staff report.
2. Said reorganization is hereby approved.
3. The subject proposal is assigned the distinctive short-form designation:

**DOUGHERTY VALLEY REORGANIZATION #18: ANNEXATION TO THE CITY OF
SAN RAMON AND CORRESPONDING DETACHMENT FROM CSA P-6**

4. Said territory is found to be inhabited. LAFCO will conduct a protest hearing should the Commission receive an objection from any landowner owning land with the subject area, or any registered voter residing with the subject area. Absent any objection received before the conclusion of the commission proceedings on October 14, 2020, the Commission will waive the protest proceedings.
5. The boundaries of the affected territory are found to be definite and certain as approved and set forth in Exhibit A, attached hereto and made a part hereof.
6. The subject territory shall be liable for any existing bonded indebtedness of the annexing agencies, if applicable.
7. The subject territory shall be liable for any authorized or existing taxes, charges, and assessments comparable to properties within the annexing agencies, and shall remain within CSA M-29 following annexation.
8. The City delivered an executed indemnification agreement providing for the City to indemnify LAFCO against any expenses arising from any legal actions challenging the reorganization.
9. All subsequent proceedings in connection with this reorganization shall be conducted only in compliance with the approved boundaries set forth in the attachments and any terms and conditions specified in this resolution.

* * * * *

PASSED AND ADOPTED THIS 14TH day of OCTOBER 2020, by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

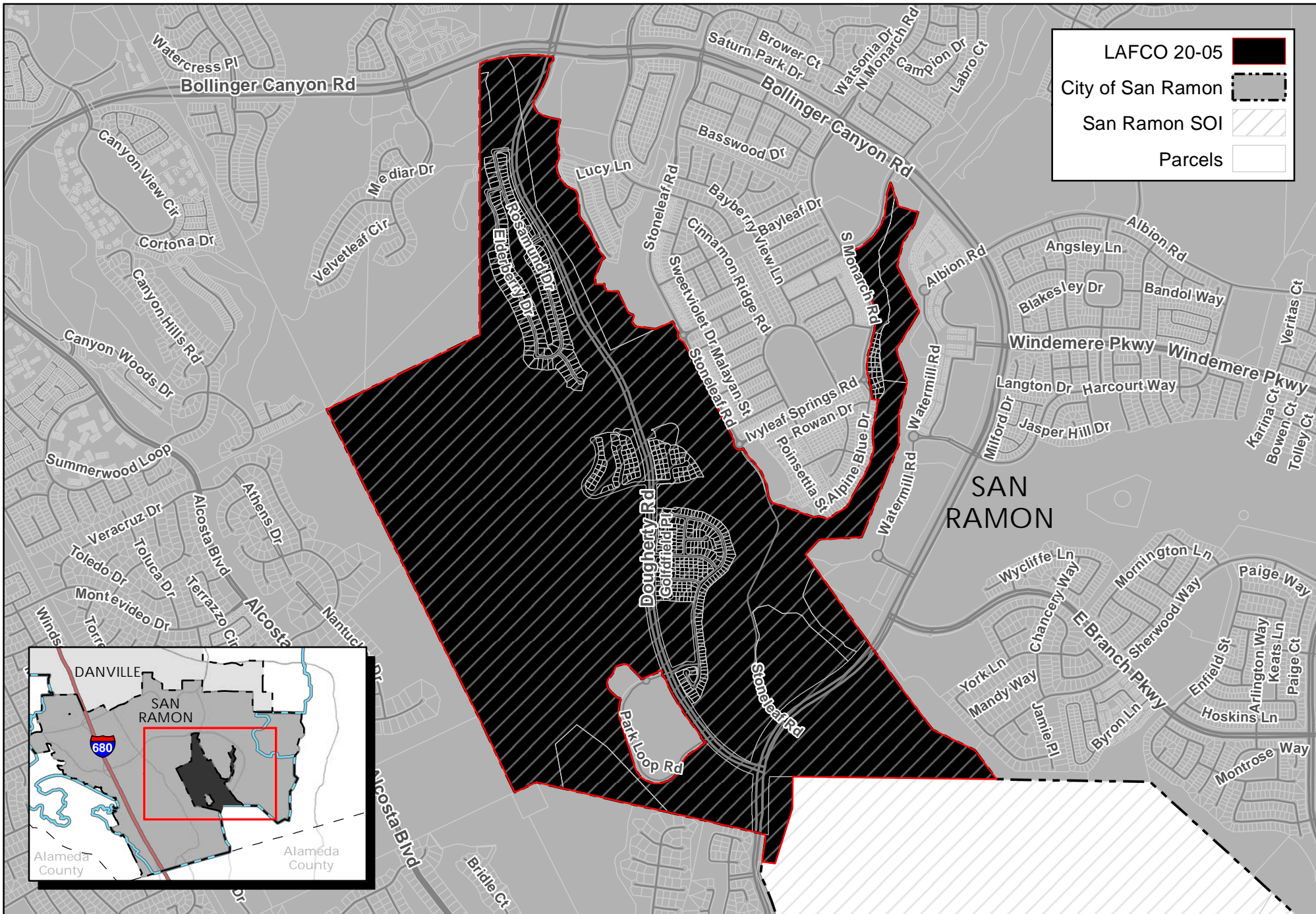
CANDACE ANDERSEN, CONTRA COSTA LAFCO

ATTEST: 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, 2020

Lou Ann Texeira, Executive Officer

LAFCO 20-05 Dougherty Valley Annexation 18 to the City of San Ramon and Detachment from CSA P-6



Map created 07/01/2020
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
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This map or dataset was created by the Contra Costa County Department of Conservation and Development 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.

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Exhibit A

