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April 21, 2010 (Agenda)

April 21, 2010
 Agenda Item 12

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

Cemetery, Parks & Recreation Services Sphere of Influence Updates

Dear Commissioners:

SUMMARY

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

LAFCOs are mandated to review and update SOIs at least every five years, as necessary. In order to prepare and update the SOIs, LAFCO must prepare a municipal service review (MSR). Consultants and LAFCO staff are preparing the MSRs. The approach involves a combination of service-specific (countywide), sub-regional and agency-specific reviews.

On February 10, 2010, the Commission held a workshop at which time the MSR consultants Jennifer Stephenson and Alex Hebert-Brown (Burr Consulting) presented an overview of the *Cemetery, Parks & Recreation Services MSR*. The report includes a review of services, recommended determinations, and governance and SOI options covering the following local agencies: Alamo Lafayette Cemetery District (ALCD), Byron Brentwood Knightsen Union Cemetery District (BBKUCD), Ambrose Recreation & Park District (ARPD), Pleasant Hill RPD (PHRPD), Rollingwood Wilart Park RPD (RWPRPD), and County Service Areas (CSAs) M-16, M-17, M-29, M-30, R-4, R-7, R-9, and R-10. At the workshop, Commissioners and local agency representatives provided input regarding the preliminary report. Subsequently, the MSR report was circulated for a 28-day public review period, during which time a number of comments were received, as presented with the MSR staff report.

The Final Draft MSR report and SOI recommendations will be presented to the Commission on April 21 for consideration and approval. The report is available on the LAFCO website at www.contracostalafco.org.

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

public for review and comment. The attached table (Exhibit 1) presents a summary of the governance/SOI options included in the MSR report, along with the consultant and LAFCO staff recommendations. These options are discussed below and in the MSR report.

DISCUSSION

LAFCO and MSRs/SOI Updates

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

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

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

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

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

Governance Options and LAFCO Authority

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

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

Other boundary changes, such as annexations and detachments, cannot be initiated by LAFCO and must originate from an affected local agency (e.g., cities, districts) or affected landowners or registered voters.

An SOI change (i.e., expansion, reduction) neither initiates nor approves a change in governance. If and when government reorganization is initiated, there are procedural steps required by law, including an application, a service plan, a noticed public hearing, and processes (protest hearing and/or election). More complex governance changes (e.g., mergers, consolidations, etc.) may require a supplemental study to review in depth fiscal and other impacts of such actions.

Summary of Governance and SOI Options and Recommendations

The following summarizes the governance and SOI options for the agencies covered in the *Cemetery, Parks & Recreation Services MSR*. Details and analysis regarding these options are presented in the MSR report.

CEMETERY SERVICES

Alamo Lafayette Cemetery District (ALCD) - ALCD is an independent district formed in 1937. The District is governed by a three-member board appointed by the County Board of Supervisors.

ALCD provides cemetery services including interment, grounds maintenance and record upkeep to portions of the cities of Lafayette, Walnut Creek, San Ramon, the Town of Danville, and to the unincorporated communities of Alamo, Blackhawk, Diablo, and a portion of the unincorporated community of Walden. The District's boundaries also include 21± acres (25 parcels) within the City of Orinda.

The District's service area and SOI are coterminous and encompasses 84± square miles. The current estimated population within ALCD's boundaries is 162,700 residents.

The MSR identifies the following SOI options for ALCD:

1. Retain existing coterminous SOI
2. Expand the SOI to include entire city and community bounds
3. Reduce SOI to remove 21 acres in the City of Orinda

Recommendation: It is recommended that the Commission adopt a provisional coterminous SOI pending further study by ALCD. As noted in the MSR report, a more logical boundary for ALCD could improve local accountability, and the District's ability to determine residency. The SOI amendment to signify such a logical boundary would expand the SOI to include the entirety of the cities of Lafayette, Walnut Creek, San Ramon, and the Town of Danville, and the unincorporated Walden/Contra Costa Centre area and the unincorporated island within Walnut Creek, and would reduce the SOI by approximately 21 acres in the City of Orinda.

However, before such an SOI amendment can be recommended, the District must determine (a) whether a property tax transfer agreement could be reached with the various cities and county; (b) what fee for service would have to be charged in the zones of the district not contributing property tax to sufficiently offset the foregone revenue if no property tax transfer agreement can be reached; and (c) whether the District has sufficient short-term capacity to accommodate a significantly larger service area with or without additional property tax. Furthermore, LAFCO may wish to require that the District conduct a formal study as to the adequacy of the endowment care fee, and the necessary endowment fund balance to ensure perpetual care of the cemetery facilities, before an SOI amendment is approved.

LAFCO may also request that the District give further consideration to how the 25 property owners in the City of Orinda would be impacted by being detached from ALCD. Detaching the 25 parcels within the City of Orinda from ALCD would result in a loss of approximately \$105 in property tax revenue per year, based on FY 07-08 allocations.

Lastly, it is recommended that the District collaborate with LAFCO staff and County GIS to verify that the appropriate district boundary is being used to determine residency. If a property tax transfer agreement is not reached, and zones are created within the District for areas not paying property tax, the process of determining residency in the future will be no simpler than it is now without improved mapping resources.

Byron Brentwood Knightsen Union Cemetery District (BBKUCD) - BBKUCD is an independent district formed in 1937. The District is governed by a three-member board appointed by the County Board of Supervisors.

BBKUCD provides cemetery services including interment, grounds maintenance and record upkeep, to the unincorporated communities of Byron, Knightsen, Discovery Bay, Bethel Island, the eastern portion of Morgan Territory, the City of Brentwood, the eastern portion of the City of Oakley, and the Delta islands of Jersey, Bradford, Webb, Quimby, Holland, Palm, Orwood, and Coney.

The District's service area and SOI are coterminous and encompasses 203± square miles. The current estimated population within BBKUCD's boundaries is 75,000 residents.

The MSR identifies the following SOI options for BBKUCD:

1. Retain existing coterminous SOI
2. Expand the SOI to include the City of Oakley
3. Reduce the SOI to exclude the City of Oakley
4. Reduce the SOI to exclude the City of Antioch

Recommendation: It is recommended that the Commission adopt a provisional coterminous SOI pending further study by BBKUCD. A more logical boundary for BBKUCD would exclude the small portion of the City of Antioch from BBKUCD, and would either completely contain or completely exclude the City of Oakley from BBKUCD. Detaching the City of Oakley from BBKUCD would negatively impact the burial eligibility for City residents and would result in a loss of approximately \$6,800 in property tax revenue per year, based on FY 07-08 allocations.

Before an SOI amendment can be recommended, however, the District must determine (a) whether a property tax transfer agreement or mitigation payment could be reached with the City of Oakley; (b) what fee for service would have to be charged in the zone of the district not contributing property tax if no property tax transfer agreement can be reached; and (c) whether the District has sufficient short-term capacity to accommodate a significantly larger service area with or without additional property tax. Furthermore, LAFCO may wish to require that the District conduct a formal study as to the adequacy of the endowment care fee and the necessary endowment fund balance to ensure perpetual care of the cemetery facilities, and update endowment fees to meet the minimum level required by law, before an SOI amendment is approved.

Lastly, it is recommended that the District collaborate with LAFCO staff and County GIS to verify that the appropriate district boundary is being used to determine residency (especially in regard to the area in the City of Antioch).

PARKS & RECREATION

Ambrose Recreation & Park District (ARPD) - ARPD is an independent district formed in 1946. The District is governed by a five-member board elected at large.

ARPD primarily serves the unincorporated community of Bay Point and portions of the City of Pittsburg. The District provides park and recreation facility and operation and maintenance services. Park maintenance services are provided directly, while recreation services are provided under contract.

The District's service area and SOI are coterminous and encompasses 9.3± square miles. The current estimated population within ARPD's boundaries is 23,000 residents (Association of Bay Area Governments).

The MSR identifies the following four SOI options for ARPD:

1. Adopt a zero SOI
2. Reduce SOI to match existing and future service area
3. Reduce SOI to remove some overlaps with the City of Pittsburg
4. Retain existing coterminous SOI

Recommendation: Based on the MSR report, the MSR consultants and LAFCO staff recommend that the Commission reduce the District's SOI to match the current and future service area signaling future detachment of these areas from ARPD.

ARPD currently provides service to three park facilities located north of SR 4 (Ambrose Community Center and park, Alves Park and Anuta Park), and the Ambrose Park located south of SR 4. Because new parks south of SR 4 are being constructed in conjunction with the City of Pittsburg, and therefore turned over to the City for maintenance, the future service area of ARPD primarily consists of areas north of SR 4 (with the exception of Ambrose Park which will continue to be maintained by ARPD). A logical SOI update for ARPD would be a SOI reduction which removes all territory south of SR 4 and west of Bailey Road, as these areas would likely be annexed to the cities of Pittsburg or Concord if they are developed. Territory south of SR 4 and east of Bailey Road should remain with ARPD, as these areas are either within the City of Pittsburg and served by Ambrose Park, or outside of the countywide urban limit line and not subject to residential development in the future (however, could support future parkland). This SOI would signify that LAFCO anticipates that the long-term service area of ARPD will be focused on the Bay Point community north of SR 4. Further, that the existing ARPD areas south of SR 4 and west of Bailey Road will primarily be served by the City of Pittsburg. This option would also exclude the 12-acre Willow Cove Elementary School site within the City of Pittsburg.

Pleasant Hill Recreation and Park District (PHRPD) - PHRPD is an independent district formed in 1951. The District has a five-member Board elected at large.

The PHRPD boundaries include the City of Pleasant Hill, small portions of the cities of Lafayette and Walnut Creek, and unincorporated areas including Walden and the Contra Costa Centre. The District directly provides a range of park and recreation programming services.

The District's boundary area and SOI are coterminous and encompasses 8.8± square miles. The current estimated population within PHRPD's boundaries is 40,000 residents (Association of Bay Area Governments).

The following SOI options are identified for PHRPD:

1. Expand the SOI to the City of Pleasant Hill SOI
2. Expand the SOI to coincide with the City of Pleasant Hill corporate limits (16 acres of the City of Pleasant Hill located north of Chilpancingo Parkway, which are currently outside the District's SOI)
3. Reduce the SOI to remove all areas which overlap with the cities of Lafayette and Walnut Creek, except for the area in Lafayette immediately adjacent to Brookwood Park

Recommendation: Based on the MSR report, the MSR consultants and LAFCO staff recommend Options #1 and #3 signaling future boundary changes.

PHRPD primarily provides recreation and park services to the City of Pleasant Hill; therefore, a more logical boundary for PHRPD would be more closely aligned with the City of Pleasant Hill. This would involve **expanding** the District's SOI to include all areas within the City of Pleasant Hill's SOI, and **reducing** PHRPD's SOI to exclude the Lafayette and Walnut Creek areas where there is duplication in service, with the

exception of Lafayette immediately adjacent to Brookwood Park. Given that Lafayette residents in this area are served by PHRPD facilities, this area should remain within the PHRPD SOI/boundary. Such an SOI amendment would allow PHRPD to conduct planning in conjunction with planned growth for the City of Pleasant Hill, and would signal that those portions Lafayette and Walnut Creek that are not served by PHRPD parks should be detached from the District. Detaching these areas would result in a minimal loss of property tax revenue to PHRPD.

Rollingwood-Wilart Park Recreation & Park District (RWPPD) - RWPRPD is an independent district formed in 1956. Since 1999, the District has functioned with a three-member Board due to the inability to fill two vacant board seats. The MSR report notes that public accountability would be improved by having a full five-member governing body, as required by law (Government Code Sections 1779-1780).

PWPRPD serves the unincorporated community of Rollingwood, which is bordered by the City of San Pablo in the south and west, and the City of Richmond to the north. The District operates and maintains the Rollingwood Recreation Center.

The District's service area encompasses 0.17± square miles. The current estimated population within RWPRPD's boundaries is 2,382 residents (Association of Bay Area Governments).

The MSR identifies the following SOI options for RWPRPD:

1. Adopt a zero SOI
2. Adopt an SOI which is coterminous with the existing service boundary

Recommendation: RWPRPD faces ongoing governance and operational challenges, and is currently operating with only three Board members and essentially no staff. Generating community interest and involvement has been difficult over the last 10-15 years.

A number of governance options were identified in the MSR report, including 1) annexing the Rollingwood community to the City of San Pablo, as the District is entirely within the City's SOI; 2) dissolving RWPRPD and creating a new CSA as a successor agency; 3) consolidating RWPRPD with an existing adjacent CSA, such as R-9.

There was previous interest in annexing Rollingwood to the City of San Pablo, but the proposal was rejected by the community due to concerns over tax increases following annexation to the City.

CSA R-9 could be a possible successor agency; however, R-9 has also lacked constituent interest in recent years (it only has one public member on the five-member advisory committee), and lacks existing park and recreation capacity. A governance option is to consolidate RWPRPD and CSA R-9, then combine the R-9 advisory committee with the El Sobrante MAC. This could improve local accountability and operations for both agencies, as MACs are regulated by the County, with requirements for meetings, training, and operations. MACs are generally well publicized and have sufficient public interest to retain a full council body.

Given the multitude of options and issues to be resolved, it is recommended at this time that the Commission defer the SOI update for RWPRPD. Further, that the Commission direct LAFCO staff to work with the County to discuss dissolution of RWPRPD, or consolidation of RWPRPD with another local agency, such as CSA R-9 and report back to the Commission within 12 months.

COUNTY SERVICE AREAS (CSAs)

In addition to the independent park and recreation districts, there are eight CSAs that essentially serve as financing mechanisms for enhanced park and recreation services in specific geographic areas. As with all dependent districts, the County Board of Supervisors serves as the governing body for the CSAs.

Administration of the CSAs varies, as described in the MSR report. CSAs M-16, M-17, R-7, R-9, and R-10 are administered by the County; and CSAs M-29, M-30 and R-4 are administered by cities. Some CSAs provide financing for additional services beyond parks and recreation, as discussed in the MSR report.

All of the County-administered park and recreation CSAs, with the exception of M-17, utilize some type of advisory body (i.e., advisory committee, municipal advisory council).

All of the CSAs currently have SOIs which are coterminous with their service boundaries. The governance and SOI options for the CSAs are summarized below. Details and analysis regarding these options are presented in the MSR report.

CSA M-16 – CSA M-16 is a dependent district formed in 1964 to provide landscaping and park maintenance services to the unincorporated community of Clyde (north of the City of Concord and west of unincorporated Bay Point). The District's service area encompasses 0.14± square miles and contains four parks. The current estimated population within CSA M-16 is about 781 residents. CSA M-16 has a steady revenue source and continues to provide park services at sufficient levels.

The MSR identifies only one SOI option for CSA M-16 – to retain the existing coterminous SOI.

Recommendation: Based on the MSR report, both the MSR consultants and LAFCO staff recommend that the Commission retain the existing coterminous SOI for CSA M-16.

CSA M-17 - CSA M-17 is a dependent district formed in 1965 to provide park and recreation facility maintenance and recreation programming for the unincorporated communities of Tara Hills and Montalvin Manor (immediately northeast of the City of Richmond and southwest of the City of Pinole). The District's service area is entirely within the City of Pinole's SOI. The current estimated population within CSA M-17 is about 7,521 residents. Park and recreation facilities within the CSA service area include a park, a community center, and a ball field complex. CSA M-17 has a steady revenue source and continues to provide park services at sufficient levels.

The MSR identifies only one SOI option for CSA M-17 – to retain the existing coterminous SOI.

Recommendation: Based on the MSR report, both the MSR consultants and LAFCO staff recommend that the Commission retain the existing coterminous SOI for CSA M-17.

CSA M-29 - CSA M-29 is a dependent district formed in 1996 and administered by the City of San Ramon. The District provides financing for facilities and services in the Dougherty Valley Specific Plan (DVSP) area, a portion of which lies within the City of San Ramon and a portion in the unincorporated County. City services eligible to receive CSA M-29 funds include internal road maintenance, street landscaping, park maintenance, open space maintenance, flood control, police services, community facilities maintenance, and city administration overhead charge. Parks and recreation facilities serving CSA M-29 include 26 city-owned parks (136 developed park acres), and seven district-owned school parks (66 acres of developed park land). In addition to the parks, there are community, aquatic and performing arts centers.

The District's service area is 9.34± square miles, and the current estimated population is approximately 21,598 residents. CSA M-29 has a steady revenue source through the City, and is integral to ensuring continued service in the future for the DVSP development. The City plans to eventually annex the entire CSA territory through a phased annexation plan. Once the area has been built-out and the territory within CSA M-29 has been entirely annexed by the City, it is recommended that the City and County collaborate to find a more

efficient manner for the City to continue to receive financing for these services. One possibility may be the establishment of a subsidiary assessment district within the City of San Ramon.

The MSR identifies only one SOI option for CSA M-29 – to retain the existing coterminous SOI.

Recommendation: Based on the MSR report, both the MSR consultants and LAFCO staff recommend that the Commission retain the existing coterminous SOI for CSA M-29.

The MSR report notes the current financing level is generally not adequate to provide services to the CSA, as the number of units sold and paying assessments to the CSA have not kept up with the costs of providing services. The City uses general fund revenue to offset the funding shortfall and maintain adequate service levels. Adding to the City's fiscal challenge is that the County is slow to reimburse the City for funds that are advanced by the City. It is recommended that the City and County collaborate to address these funding issues.

CSA M-30 - CSA M-30 is a dependent district formed in 1997 and administered by the Town of Danville. The District provides financing for facilities and services for the Alamo Springs area. A portion of the subdivision lies within the Town of Danville (12 dwelling units) and a portion in the unincorporated County (26 dwelling units). However, the territory within the CSA boundary includes only the unincorporated area. Town services eligible to receive CSA M-30 funds include parks and recreation, law enforcement, street maintenance, and landscaping. There are no public roads or park facilities within the CSA. Pursuant to an agreement between the Town and the County, the area is to remain unincorporated. However, the Town is the logical service provider to the area, and access to the subdivision is through the Town.

The boundary area of the CSA is 0.23± square miles, and the current estimated population is approximately 70 residents. There are 15 vacant parcels within CSA M-30 that could support additional single family residential development in the future. Built-out of the CSA could yield a population of approximately 120.

The County assesses and collects the benefit assessment which is currently \$810 per dwelling unit (adjusted annually per CPI). The funds are transferred to the Town and dispersed accordingly. In FY 2009-10, the Town received \$646 per dwelling unit, CSA L-100 (countywide lighting district) received \$15 per unit, and the County received \$149 per unit (CSA administration).

The MSR identifies the following SOI options for CSA M-30:

1. Retain existing coterminous SOI
2. Adopt a zero SOI (to signal future dissolution or consolidation with another local agency)

Recommendation: CSA R-7 encompasses the bounds of CSA M-30 with the exception of approximately seven acres adjacent to the Town of Danville. Residents of M-30 pay a benefit assessment to the County, which is transferred to the Town for enhanced parks and recreation, law enforcement, street maintenance, landscaping, and street lighting. Residents of M-30 also pay property taxes to CSA R-7 for park and recreation services. As noted in the MSR report, a governance option is to remove the M-30 territory from CSA R-7 to eliminate duplication of services. Another option is to consolidate the two CSAs into a single CSA, and create a zone for the area formerly within CSA M-30 to maintain the financing mechanism for enhanced services by the Town of Danville per the agreement between the Town and the County.

Given the duplication in service, it is recommended that the Commission adopt a zero SOI for CSA M-30. Further, that the Commission direct LAFCO staff to work with the County to combine R-7 and M-30 to address the service overlap and report back to the Commission within 12 months.

CSA R-4 - CSA R-4 is a dependent district formed in 1970 and administered by the Town of Moraga. The District provides financing for augmented operation and maintenance of park and recreation facilities. The District bounds include nearly all of the incorporated Town of Moraga, and unincorporated areas to the southeast of the Town.

The District's boundary is 17.6± square miles, including 9.3± square miles of the Town of Moraga, and 8.3± square miles of unincorporated territory, most of which is vacant agricultural land (Williamson Act), open space and outside the countywide urban limit line. The District's current estimated population is approximately 16,341 residents, of which 16,204 are residents of the Town of Moraga, and the remaining 137 are residents of the unincorporated County.

CSA R-4 was formed prior to the incorporation of Moraga, which occurred in 1974. According to LAFCO and Board of Equalization records, the incorporated territory was never officially removed from the CSA. Landowners within the Town limits no longer pay a portion of their property tax to the CSA; however, landowners within the unincorporated area continue to pay a portion of their property tax to CSA R-4.

The MSR identifies the following SOI options for CSA M-30:

1. Retain existing coterminous SOI
2. Adjust SOI to remove vacant unincorporated areas and expand to include entire Moraga bounds
3. Adopt a zero SOI

Recommendation: Pursuant to the CKH Act and CSA law (Government Code Section 25210 et seq.), whenever territory is incorporated into a new city or annexed to a city, it is typically detached from county service areas. As noted above, CSA R-4 contains most of the Town of Moraga and surrounding unincorporated areas, most of which are vacant lands. This raise questions regarding the need for, level of and possible duplication of parks and recreation services provided through the CSA.

It is recommended at this time that the Commission defer the SOI update for CSA R-4; and direct LAFCO staff to further discuss with the County and Town of Moraga governance and boundary options and report back to the Commission within 12 months.

CSA R-7 (Zone A) - CSA R-7 is a dependent district formed in 1974 and provides park and recreation facility operation and maintenance and recreation programming for the unincorporated community of Alamo (north of the Town of Danville and south of the City of Walnut Creek). CSA R-7B (Bishop Ranch area) is inactive. CSA R-7 encompasses the bounds of CSA M-30, with the exception of approximately seven acres adjacent to the Town of Danville.

The current estimated population within CSA R-7 is about 13,395 residents. Park and recreation facilities within the CSA service area include five parks. CSA R-7 has a steady revenue source and continues to provide services at sufficient levels.

The MSR identifies the following SOI options for CSA R-7:

1. Retain existing coterminous SOI
2. Reduce the SOI to exclude the CSA M-30 territory
3. Expand the SOI to include the Green Valley Recreation & Park District (GVRPD) to signal a future consolidation of these districts
4. Expand the SOI to include the Round Hill area

Recommendation: Several governance and SOI options were identified for CSA R-7.

As noted above, CSA R-7 encompasses the bounds of CSA M-30 with the exception of approximately seven acres adjacent to the Town of Danville. Further discussion with the County and the Town of Danville is needed to address any potential service duplication and boundary issues.

LAFCO previously completed a MSR covering GVRPD which included an option to explore the consolidation of GVRPD and CSA R-7. GVRPD is an independent district located adjacent to R-7. Consolidation of these districts may enhance the operation and maintenance of the Green Valley pool; however, County Public Works is opposed to the option, noting that there are inadequate financial resources to cover costs for maintenance and capital improvements to the pool. Also, members of the Alamo community, the Alamo MAC and District III County Supervisor expressed opposition to such a consolidation.

Expanding the CSA R-7 SOI to include the Round Hill area was identified as an option. Round Hill is surrounded by R-7, yet excluded from the CSA bounds. As reported, Round Hill residents utilize R-7 parks and recreational activities.

In addition to the governance options, the MSR report notes that CSA R-7 Zone B is inactive and should be considered for dissolution by the County Board of Supervisors and the area detached from the CSA by LAFCO.

LAFCO staff recommends that the Commission expand the CSA R-7 SOI to include the Round Hill area. Further, that the Commission direct LAFCO staff to work with County and Town of Danville staff to combine R-7 and M-30 to address service overlap; and to discuss with the County the future annexation of Round Hill to CSA R-7, and the Zone B issue and, report back to the Commission within 12 months.

CSA R-9 - CSA R-9 is a dependent district formed in 1974 to provide park facility operation and maintenance services in the unincorporated community of El Sobrante (immediately south of the City of Pinole, adjacent to the City of Richmond in the east, west and south, with the southwest corner of the CSA abutting the City of San Pablo). The CSA is almost entirely within the City of Richmond's SOI with the exception of a small portion in the north that lies within the City of Pinole's SOI and the southwestern most island, which is in the City of San Pablo's SOI.

The District's service area encompasses 3.1± square miles. The current estimated population within CSA R-9 is about 23,625 residents. Parks and recreation facilities serving CSA R-9 include the Children's Reading Garden located at the county library in El Sobrante. With the exception of park dedication fees from developers, CSA R-9 has no other fixed revenue sources. The District floated an assessment measure to the landowners twice in 1985 and 1998 to gain additional revenues; however, the measures failed on both occasions.

CSA R-9 has no regular source of financing, lacks public interest to fill advisory committee positions, and provides minimal services at a less than adequate service level. Since 1974, the District has failed to find additional fixed revenues other than developer fees to finance services. In addition, there is an apparent lack of constituent interest in the District's activities as the advisory committee presently has four vacant seats. The County reported that it is amenable to exploring options, including dissolution of this CSA, if a better and more efficient funding source is available to provide the same services to the public.

The MSR identifies the following three SOI options for CSA R-9:

1. Retain the existing coterminous SOI
2. Adopt a zero SOI to signal future dissolution of the District

Recommendation: Based on the MSR report, the MSR consultants and LAFCO staff recommend that the Commission retain the existing coterminous SOI for CSA R-9 on a provisional basis. Further, that the

Commission Direct LAFCO staff to work with the County to either dissolve CSA R-9, or consolidate it with another local agency (e.g., RWPRPD), and report back to LAFCO within 12 months.

The MSR report notes that given the recent success of R-9 in leveraging the support of various funding sources and the community to conceptualize and construct the Children's Reading Garden, El Sobrante's first park, the CSA may be able to capitalize on the momentum achieved and find funding sources to continue construction and maintenance of additional parks. In addition, we understand there has been some discussion regarding combining the advisory function of CSA R-9 with the El Sobrante MAC. If CSA R-9 fails to improve service, funding and governance issues, dissolution should be considered.

CSA R-10 - CSA R-10 is a dependent district formed in 1988 to provide operation and maintenance of park and recreation facilities and recreation programming in the unincorporated community of Rodeo (immediately adjacent to the northwest boundary of the City of Hercules).

The District's service area encompasses 7.37± square miles. The current estimated population within R-10 is about 6,862 residents. Parks and recreation facilities serving the District include a recreation center, ball field and a hiking trail. All services provided by the CSA are supplied by contract providers, including community center coordination, recreation programming and facility maintenance.

CSA R-10 faces financial and operational challenges. With the exception of facility and program fees collected by the CSA, the District has no other revenue source. Further, there is lack of constituent interest in the CSA's activities with limited interest in service on the District's advisory committee.

The MSR identifies the following three SOI options for CSA R-10:

1. Retain the existing coterminous SOI
2. Reduce the SOI to match the Rodeo redevelopment area
3. Adopt a zero SOI to signal future dissolution of the District

Recommendation: Based on the MSR report, the MSR consultants and LAFCO staff recommend that the Commission retain the existing coterminous SOI for CSA R-10. The CSA has a revenue source and continues to provide park and recreation services; although, capacity of the facilities is presently inadequate. The District should consider combining the CSA advisory function with the Rodeo MAC.

Environmental Analysis

The MSR is a study and determinations are Categorical Exempt under §15306, Class 6 of the California Environmental Quality Act (CEQA) Guidelines. However, some SOI updates may be subject to CEQA. The recommended SOI updates propose no changes to the existing SOIs and qualify for the General Rule exemption under §15061(b)(3) of the CEQA Guidelines. However, should the Commission decide to adopt certain SOI changes that would significantly amend an SOI, then such action may require LAFCO to serve as Lead Agency for the purposes of compliance with CEQA and for completing an Initial Study and resulting CEQA document.

OPTIONS AND RECOMMENDATION

Option I

1. Approve SOI updates per the LAFCO staff recommendations,

2. Direct LAFCO staff to prepare the LAFCO resolutions based on the Commission's actions, and
3. As Lead Agency, determine that the SOI updates, as recommended by LAFCO staff, are exempt pursuant to §15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines, and

Option II

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

Option III

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

RECOMMENDED ACTION:

Approve Option 1

Sincerely,

LOU ANN TEXEIRA
EXECUTIVE OFFICER

c: Distribution
Exhibit 1 – SOI and Governance Options/Recommendations Table

Attachments:

1. ALCD SOI Map
2. BBKUCD SOI Map
3. ARPD SOI Map
4. PHRPD SOI Map
5. RWPRPD SOI Map
6. CSA M-16 SOI Map
7. CSA M-17 SOI Map
8. CSA M-29 SOI Map
9. CSA M-30 SOI Map
10. CSA R-4 SOI Map
11. CSA R-7A SOI Map
12. CSA R-9 SOI Map
13. CSA R-10 SOI Map

CEMETERY, PARKS & RECREATION SERVICES SPHERE OF INFLUENCE (SOI) AND GOVERNANCE OPTIONS AND RECOMMENDATIONS

Agency	SOI Options	Governance Options	Consultant Recommendations	LAFCO Staff Recommendations
Alamo Lafayette Cemetery District (ALCD)	<ol style="list-style-type: none"> 1. Retain existing coterminous SOI 2. Expand SOI to include entire city and community bounds 3. Reduce SOI to remove 21± acres (25 parcels) of City of Orinda 	<p>A more logical boundary for ALCD could improve local accountability and the District’s process for determining residency and would involve expanding the SOI to include the entirety of the cities of Lafayette, Walnut Creek, San Ramon, and the Town of Danville, and the unincorporated Walden/Contra Costa Centre area and the unincorporated island within Walnut Creek; and reducing the SOI by 21± acres in the City of Orinda. Before such an SOI amendment is made, ALCD should determine 1) property tax transfer impacts (i.e., affected local agencies); 2) impacts to fees for service; and 3) the District’s short and long-term capacity to accommodate a larger service area. Further, LAFCO may wish to require that ALCD conduct a formal study as to the adequacy of the endowment care fee, and the necessary endowment fund balance to ensure perpetual care of the cemetery facilities and that the District adopt appropriate fees, before an SOI amendment is considered.</p>	<ul style="list-style-type: none"> • SOI expansion to include incorporated and unincorporated areas that extend outside of the District, pending property tax transfer and fee study materials, and capacity study submitted to LAFCO by District. 	<ul style="list-style-type: none"> • Adopt a provisional coterminous SOI pending further study by ALCD and require ALCD to report back to LAFCO within 12 months regarding boundary and other issues identified in the MSR report. • LAFCO, ALCD and County staff should work together to verify that the appropriate ALCD boundary is being used to determine residency.
Byron Brentwood Knightsen Union Cemetery District (BBKUCD)	<ol style="list-style-type: none"> 1. Retain existing coterminous SOI 2. Expand SOI to include the City of Oakley 3. Reduce SOI to exclude the City of Oakley 4. Reduce SOI to exclude the City of Antioch 	<p>A more logical boundary for BBKUCD would exclude the small portion of the City of Antioch from BBKUCD, and would either completely contain or completely exclude the City of Oakley. Detaching the City of Oakley from BBKUCD would negatively impact the interment eligibility for City residents and would result in a loss of property tax revenue. Before such an SOI amendment is made, BBKUCD should determine 1) property tax transfer impacts (i.e., affected local agencies); 2) impacts to fees for service; and 3) the District’s short and long-term capacity to accommodate a larger service area. Further, LAFCO may wish to require that BBKUCD conduct a formal study as to the adequacy of the endowment care fee and the necessary endowment fund balance to ensure perpetual care of the cemetery facilities, and that the District adopt appropriate fees, before an SOI amendment is considered.</p>	<ul style="list-style-type: none"> • SOI expansion west of Sellers Avenue, to include the entire City of Oakley, and SOI reduction to exclude the City of Antioch, pending property tax transfer and fee study materials, and capacity study submitted to LAFCO by District. 	<ul style="list-style-type: none"> • Adopt a provisional coterminous SOI pending further study by BBKUCD and require BBKUCD to report back to LAFCO within 12 months regarding boundary and other issues identified in the MSR report. • LAFCO, BBKUCD and County staff should work together to verify that the appropriate BBKUCD boundary is being used to determine residency, particularly with regard to the Antioch area.

Agency	SOI Options	Governance Options	Consultant Recommendations	LAFCO Staff Recommendations
Ambrose Recreation & Park District (ARPD)	<ol style="list-style-type: none"> 1. Adopt a zero SOI 2. Reduce SOI to match existing and future service area 3. Reduce SOI to remove some of the overlap with the City of Pittsburg 4. Retain coterminous SOI 	<p>Governance alternatives for ARPD are based on the unusual configuration of the District’s boundaries in relation to the City of Pittsburg. ARPD boundaries include the unincorporated community of Bay Point, plus portions of the City of Pittsburg. The City and ARPD boundaries overlap in three areas: 1) at the Willow Cove Elementary School site (north of Hanlon Way), 2) areas north and south of West Leland Road, south of SR 4, and 3) and west of Bailey Road, in the southernmost portion of west Pittsburg.</p> <p>There appears to be a duplication of services in the overlap areas, as both ARPD and the City provide park and recreation services. Other areas within Pittsburg’s city limits were previously detached from ARPD upon annexation to the City, resulting in a hole within the ARPD boundary south of SR 4.</p> <p>The service area for ARPD is concentrated north of SR 4. All park facilities maintained by ARPD, with the exception of Ambrose Park, are located north of SR 4 (Ambrose Park is located just south of SR 4). In the long term, the existing ARPD boundary area could be served by the City of Pittsburg. The entire ARPD boundary is within the City’s planning area and SOI; and there were previous discussions regarding the potential annexation of Bay Point to the City of Pittsburg. Should Bay Point ever annex to Pittsburg, LAFCO may wish to establish ARPD as a subsidiary district of the City.</p>	<ul style="list-style-type: none"> • Option #2 	<ul style="list-style-type: none"> • Option #2 signaling future detachment of these areas from ARPD.
Pleasant Hill Recreation & Park District (PHRPD)	<ol style="list-style-type: none"> 1. Expand SOI to include all areas within the City of Pleasant Hill’s SOI 2. Expand SOI to add areas within the City of Pleasant Hill corporate limits 3. Reduce SOI to exclude city of Lafayette and Walnut Creek areas 	<p>A more logical boundary for PHRPD would <i>expand</i> the District’s SOI to include all areas within the City of Pleasant Hill’s SOI, and <i>reduce</i> PHRPD’s SOI to exclude the Lafayette and Walnut Creek areas where there is duplication in service, with the exception of Lafayette immediately adjacent to Brookwood Park. Given that Lafayette residents in this area are served by PHRPD facilities, this area should remain within the PHRPD SOI/boundary. Such an SOI amendment would allow PHRPD to conduct planning in conjunction with planned growth for the City of Pleasant Hill, and would signal that those portions Lafayette and Walnut Creek that are not served by PHRPD parks should be detached from the District. Detaching these areas would result in a minimal loss of property tax revenue to PHRPD.</p>	<ul style="list-style-type: none"> • Options #1 and #3 	<ul style="list-style-type: none"> • Options #1 and #3 signaling future boundary changes to PHRPD.

Agency	SOI Options	Governance Options	Consultant Recommendations	LAFCO Staff Recommendations
Rollingwood Wilart Park Recreation & Park District (RWPRPD)	<ol style="list-style-type: none"> 1. Adopt a zero SOI 2. Adopt a coterminous SOI 	<p>RWPRPD faces ongoing governance and operational challenges, and is currently operating with only three Board members and essentially no staff. Generating community interest and involvement has been difficult over the last 10-15 years.</p> <p>A number of governance options were identified in the MSR report, including 1) annexing the Rollingwood community to the City of San Pablo, as the District is entirely within the City’s SOI; 2) dissolving RWPRPD and creating a new CSA as a successor agency; 3) consolidating RWPRPD with an existing adjacent CSA, such as R-9.</p> <p>There was previous interest in annexing Rollingwood to the City of San Pablo, but the proposal was rejected by the community due to concerns over tax increases following annexation to the City.</p> <p>CSA R-9 could be a possible successor agency; however, R-9 also lacks constituent interest in recent years (it only has one public member on the five-member advisory committee), and lacks existing park and recreation capacity. A governance option is to consolidate RWPRPD and CSA R-9, then combine the R-9 advisory committee with the El Sobrante MAC. This could improve local accountability and operations for both agencies, as MACs are regulated by the County, with requirements for meetings, training, and operations. MACs are generally well publicized and have sufficient public interest to retain a full council body.</p>	<ul style="list-style-type: none"> • Adopt a provisional zero SOI, with the District reporting on its progress filling the two vacant board seats after six months and 12 months, and LAFCO re-visiting the SOI after 12 months. 	<ul style="list-style-type: none"> • Defer SOI update. • Direct LAFCO staff to work with the County to either dissolve RWPRPD, or consolidate it with another local agency (e.g., CSA R-9) and report back to LAFCO within 12 months.
CSA M-16	<ol style="list-style-type: none"> 1. Retain existing coterminous SOI 	None identified	<ul style="list-style-type: none"> • Option #1 	<ul style="list-style-type: none"> • Option #1
CSA M-17	<ol style="list-style-type: none"> 1. Retain existing coterminous SOI 	None identified	<ul style="list-style-type: none"> • Option #1 	<ul style="list-style-type: none"> • Option #1
CSA M-29	<ol style="list-style-type: none"> 1. Retain existing coterminous SOI 	M-29 is a city-administered CSA. Assessments or taxes are levied by the County and passed on to the City of San Ramon to fund specific services. The City reports that the current financing level is generally not adequate to provide services to the CSA, as the number of units sold and paying assessments to the CSA have not kept up with the costs of providing services. The City uses general fund revenue to offset the funding shortfall and maintain adequate service levels. Adding to the City’s fiscal challenge is that the County is slow to reimburse the City for funds that are advanced by the City. It is recommended that the City and County collaborate to address these funding issues. A future governance option may be to establish a subsidiary assessment district within the City of San Ramon.	<ul style="list-style-type: none"> • Option #1 	<ul style="list-style-type: none"> • Option #1

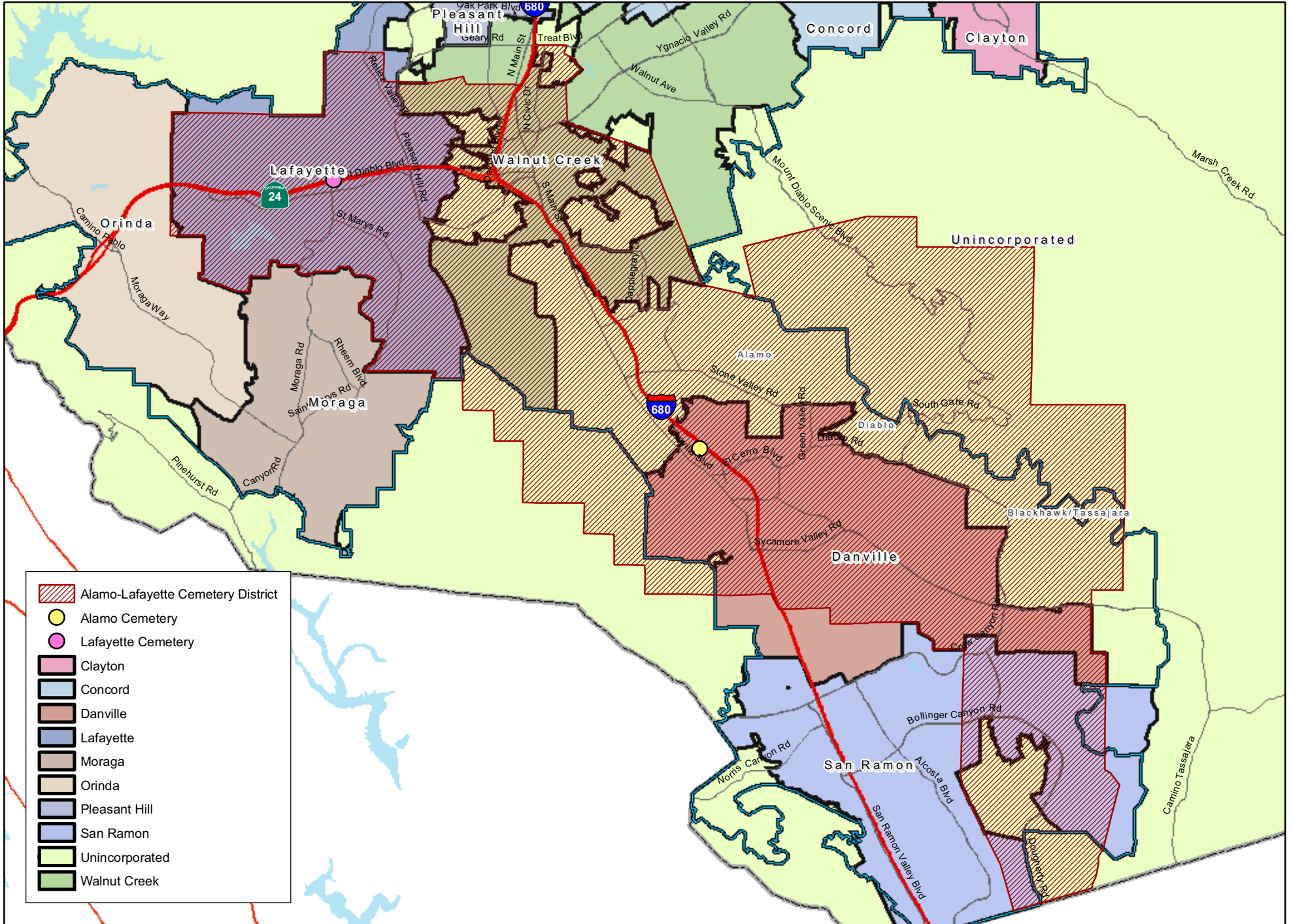
Agency	SOI Options	Governance Options	Consultant Recommendations	LAFCO Staff Recommendations
CSA M-30	<ol style="list-style-type: none"> 1. Retain existing coterminous SOI 2. Adopt a zero SOI 	<p>M-30 is a city-administered CSA. CSA R-7 encompasses the bounds of CSA M-30 with the exception of approximately seven acres adjacent to the Town of Danville. Residents of M-30 pay a benefit assessment to the County, which is transferred to the Town for enhanced parks and recreation, law enforcement, street maintenance, landscaping, and street lighting. Residents of M-30 also pay property taxes to CSA R-7 for park and recreation services. One governance option is to remove the M-30 territory from CSA R-7 to eliminate duplication of services. Another option is to consolidate the two CSAs into a single CSA, and create a zone for the area formerly within CSA M-30 to maintain the financing mechanism for enhanced services by the Town of Danville per the agreement between the Town and the County.</p>	<ul style="list-style-type: none"> • Option #1 	<ul style="list-style-type: none"> • Option #2 signaling future dissolution • Direct LAFCO staff to work with the County to combine R-7 and M-30 to address service overlap and report back to the Commission within 12 months.
CSA R-4	<ol style="list-style-type: none"> 1. Retain existing coterminous SOI 2. Adjust the SOI to remove vacant unincorporated areas and expand to include entire Moraga bounds 3. Adopt a zero SOI 	<p>CSA R-4 includes most of the Town of Moraga and some unincorporated areas surrounding the Town. CSA R-4 was formed prior to the incorporation of Moraga as a mechanism to collect funds for park and recreation services. Since its incorporation, the Town has taken on the role of providing park and recreation services to the area. While residents and non-residents are welcome to utilize the Town's parks & recreation programs and facilities, only Town residents can serve on the Town's Parks and Recreation Commission.</p> <p>The unincorporated area served by R-4 is primarily uninhabited with approximately 51 dwelling units. The Rancho Laguna Park is located directly adjacent to a majority of these residential properties, and is likely used by these homeowners. Non-residential lands located in the unincorporated portions of the CSA are primarily vacant agricultural (some Williamson Act) and open space lands, a large portion of which is owned by EBMUD. Given that the CSA is collecting funds from a largely vacant and unimproved area to augment park and recreation services provided by the Town, governance options include 1) detaching the unincorporated vacant lands, or 2) dissolving CSA R-4.</p> <p>Detaching any unincorporated areas from the CSA outside of the Town would decrease the amount of property tax revenue available to the Town for park and recreation programming.</p>	<ul style="list-style-type: none"> • Option #2 	<ul style="list-style-type: none"> • Defer SOI update. • Direct LAFCO staff to work with County and Town staff to either dissolve CSA R-4, or adjust CSA boundary to more accurately reflect the CSA's service area and report back to the Commission within 12 months.














Agency	SOI Options	Governance Options	Consultant Recommendations	LAFCO Staff Recommendations
CSA R-7 (Zone A)	<ol style="list-style-type: none"> 1. Retain existing coterminous SOI 2. Reduce SOI to remove CSA M-30 area 3. Expand SOI to include the Green Valley Recreation & Park District (GVRPD) territory 4. Expand SOI to include the Round Hill area 	<p>Several governance options were identified, including 1) removing CSA M-30 territory from the R-7 bounds, 2) combining R-7 and M-30 and creating a separate zone to maintain M-30 funding, 3) expanding the R-7 SOI to include GVRPD to facilitate a future consolidation of the two districts, and 4) expanding the R-7 SOI to include the Round Hill area.</p> <p>CSA R-7 encompasses the bounds of CSA M-30 with the exception of approximately seven acres adjacent to the Town of Danville. Residents within M-30 pay a benefit assessment to the County, which is transferred to the Town for enhanced parks and recreation, law enforcement, street maintenance, landscaping, and street lighting. The residents within M-30 also pay property taxes to CSA R-7 for park and recreation services. M-30 residents are paying for park and recreation services to two CSAs and there are no park facilities within the CSA. The nearest park facility is Hap Magee Ranch Park, which lies partially within the Town and partially in the unincorporated; and is jointly owned and maintained by the County (CSA R-7) and the Town (supplemented with M-30 funds). The nearest County-owned facility, solely financed by CSA R-7 funds, is Andrew H. Young Park, which is approximately one mile from the border of CSA M-30. Two options are identified to address the duplication in service.</p> <p>LAFCO previously completed a MSR covering GVRPD which included an option to explore the consolidation of GVRPD and CSA R-7. GVRPD is an independent district located adjacent to R-7. Consolidation of these districts may enhance the operation and maintenance of the Green Valley pool; however, County Public Works is opposed to the option, noting that there are inadequate financial resources to cover costs for maintenance and capital improvements to the pool. Also, members of the Alamo community, the Alamo MAC and District III County Supervisor expressed opposition to such a consolidation.</p> <p>Expanding the CSA R-7 SOI to include the Round Hill area was identified as an option. Round Hill is surrounded by R-7, yet excluded from the CSA bounds. As reported, Round Hill residents utilize R-7 parks and programs.</p> <p>In addition to the governance options, the MSR report notes that CSA R-7 Zone B is inactive and should be considered for dissolution by the County Board of Supervisors and the area detached from the CSA by LAFCO.</p>	<ul style="list-style-type: none"> • Option #2 signaling future detachment of this area from R-7. • Recommend that the County and LAFCO take action to address the Zone B issue. 	<ul style="list-style-type: none"> • Option #4 signaling future annexation of this area to R-7. • Direct LAFCO staff to work with County and Town of Danville staff to combine R-7 and M-30 to address service overlap; and to discuss with the County future annexation of Round Hill to R-7, and the Zone B issue, and report back to the Commission within 12 months.

Agency	SOI Options	Governance Options	Consultant Recommendations	LAFCO Staff Recommendations
CSA R-9	<ol style="list-style-type: none"> 1. Retain existing coterminous SOI 2. Adopt a zero SOI 	<p>CSA R-9 has no regular source of financing, lacks public interest to fill advisory committee positions, and provides minimal services at a less than adequate service level. Since 1974, R-9 has failed to find additional fixed revenue other than developer fees to finance services. Further, there is an apparent lack of constituent interest in the CSA activities as the advisory committee presently has four vacant seats.</p> <p>Two governance options were identified for R-9: dissolve R-9, or combine R-9 with RWPRPD. The MSR report also recommends merging the R-9 advisory committee with the El Sobrante MAC to improve local accountability and operations. As of March 2010, the County had already initiated discussions to combine the R-9 advisory committee with the MAC.</p>	<ul style="list-style-type: none"> • Retain existing coterminous SOI, on a provisional basis, until the next round of SOI updates in 2015. Consider a zero SOI and/or dissolution at that time if service levels have not been improved, or a permanent revenue source has not been established. 	<ul style="list-style-type: none"> • Retain existing coterminous SOI, on a provisional basis. • Direct LAFCO staff to work with the County to either dissolve CSA R-9, or consolidate it with another local agency (e.g., RWPRPD), and report back to LAFCO within 12 months.
CSA R-10	<ol style="list-style-type: none"> 1. Retain existing coterminous SOI 2. Reduce SOI to match Rodeo Redevelopment area 3. Adopt a zero SOI 	<p>The MSR report notes that local accountability within R-10 is constrained by limited interest in serving on the CSA advisory committee, as evidenced by the extended vacancies. A governance option is to merge the R-10 advisory committee with the Rodeo MAC, which could improve local accountability and operations.</p>	<ul style="list-style-type: none"> • Option #1 	<ul style="list-style-type: none"> • Option #1

Map 11-1

Alamo-Lafayette Cemetery District and Coterminous SOI



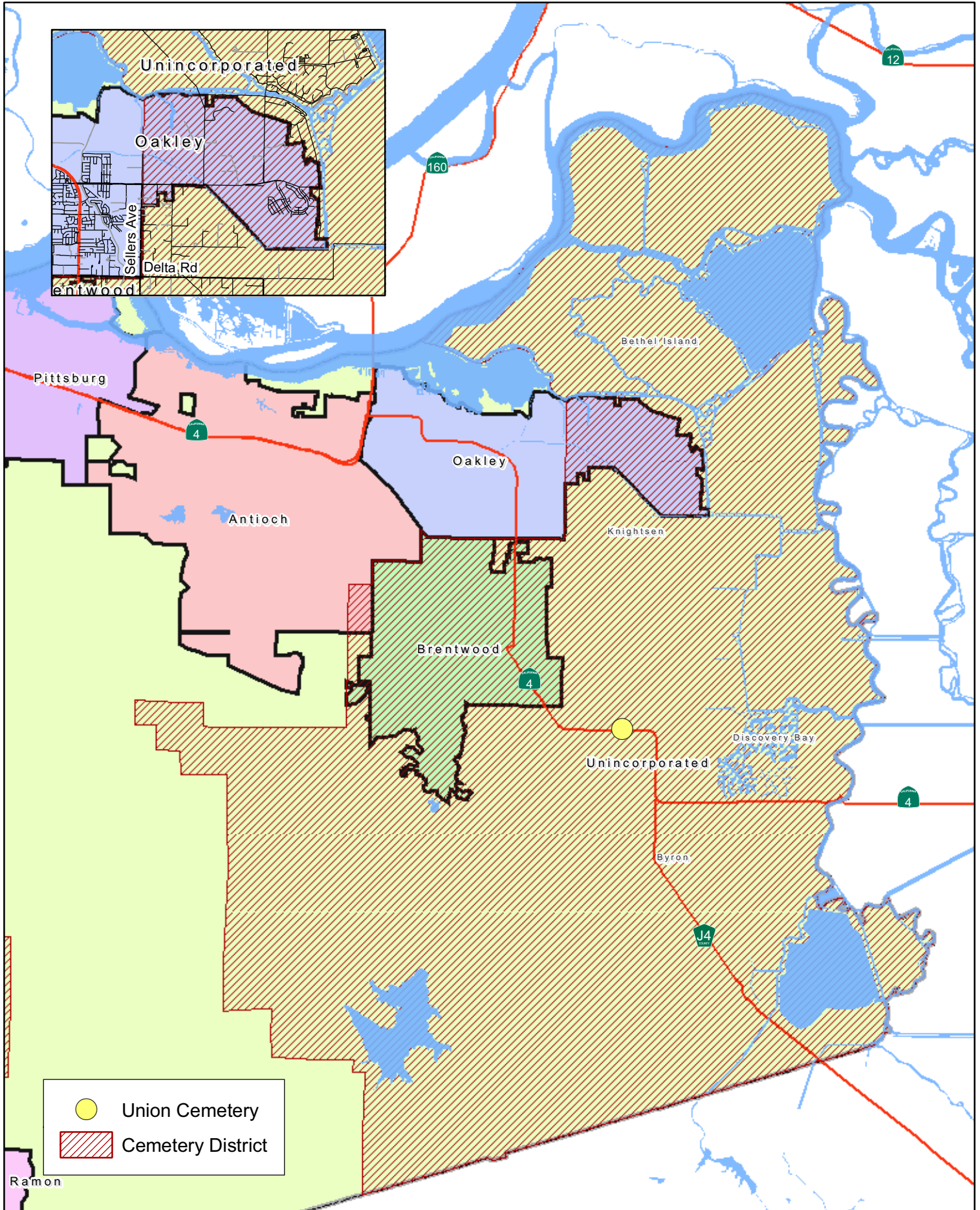
-  Alamo-Lafayette Cemetery District
-  Alamo Cemetery
-  Lafayette Cemetery
-  Clayton
-  Concord
-  Danville
-  Lafayette
-  Moraga
-  Orinda
-  Pleasant Hill
-  San Ramon
-  Unincorporated
-  Walnut Creek



Map created 1/22/2010
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 37.55:48.45N 122.36:35.38W

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Map 12-1 Byron Brentwood Knightsen Union Cemetery District and Coterminous SOI



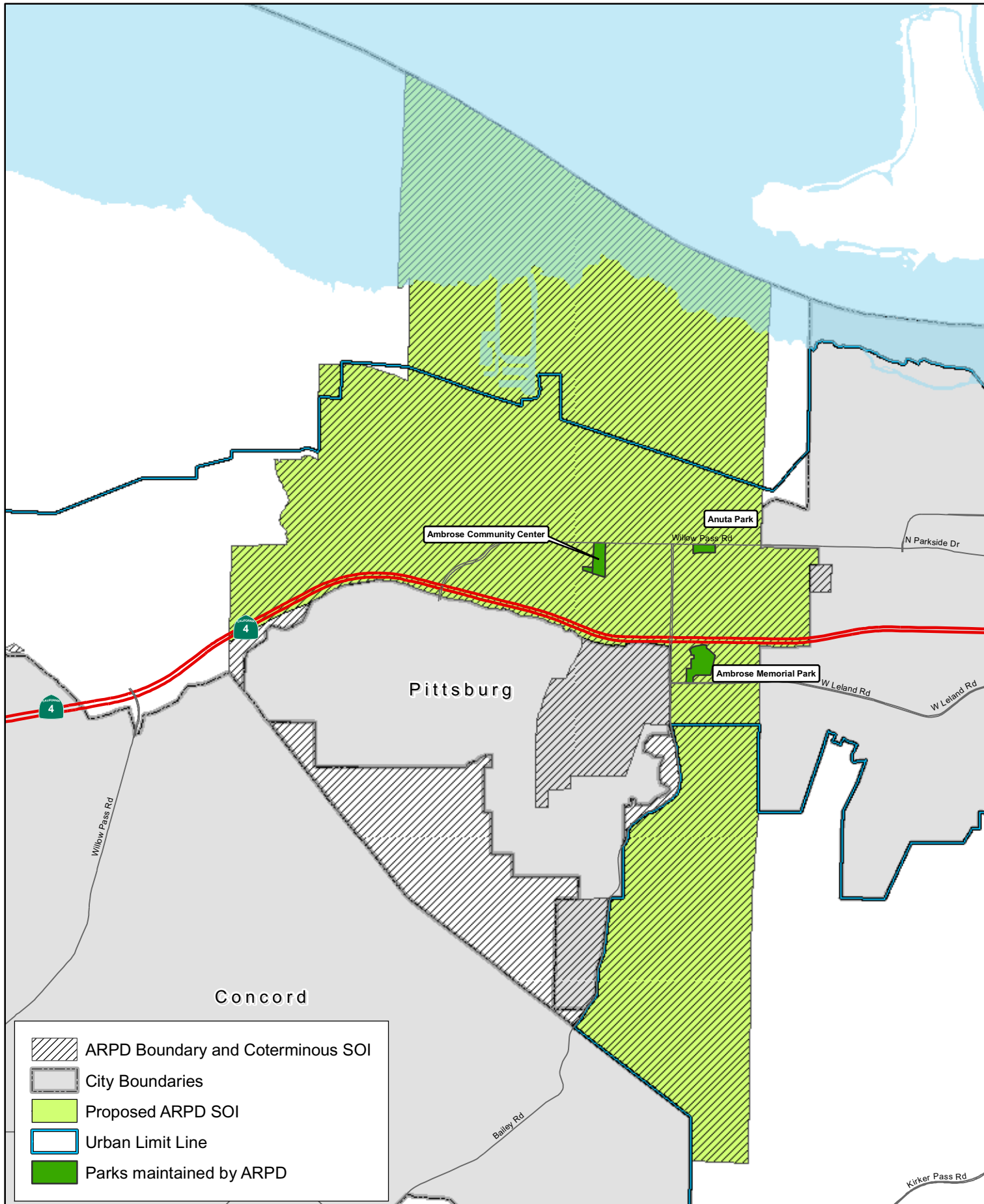
 Union Cemetery
 Cemetery District






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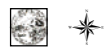
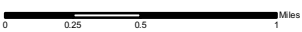
Map 5-2 Ambrose Rec and Park District SOI Reduction: Option Two

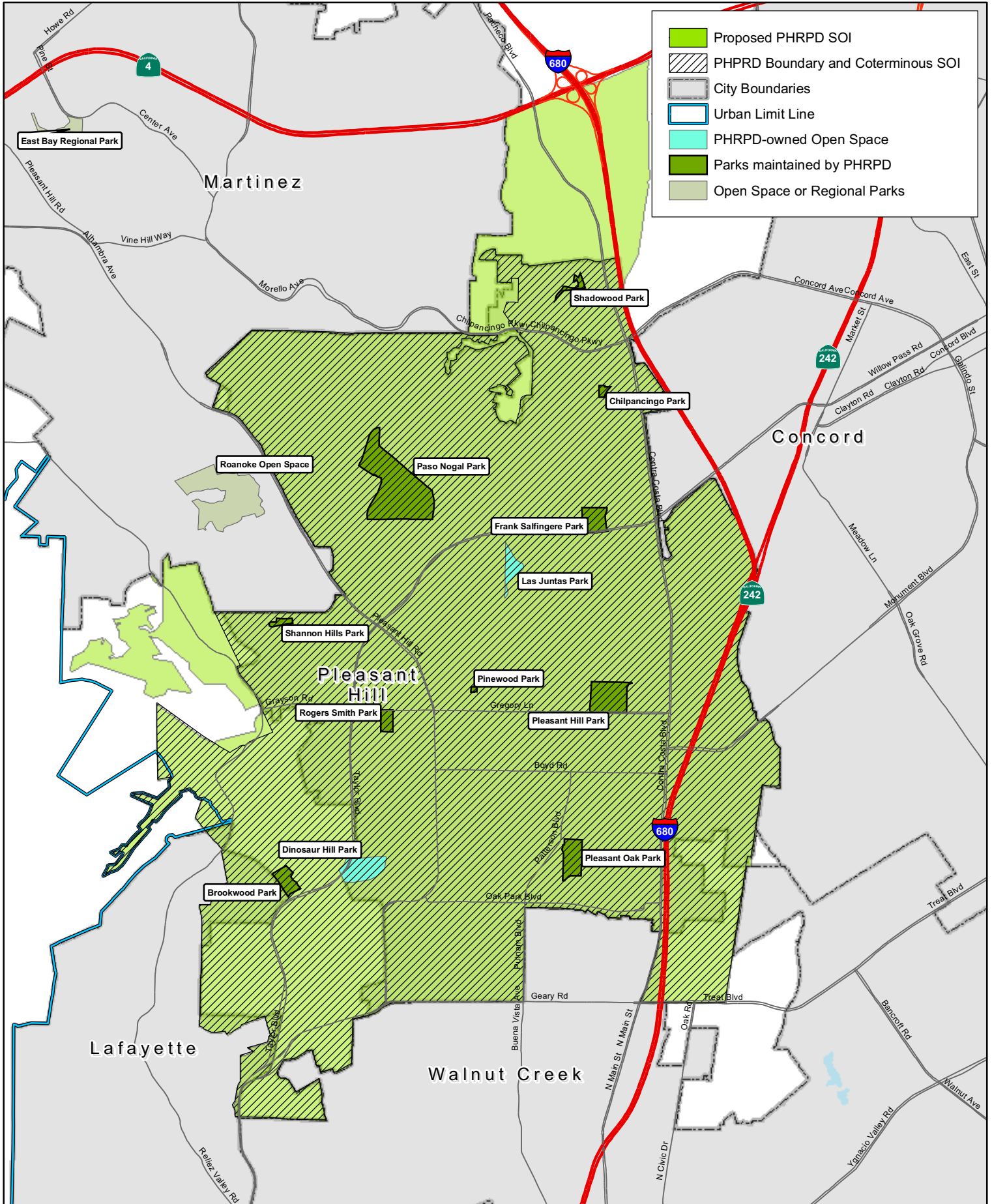


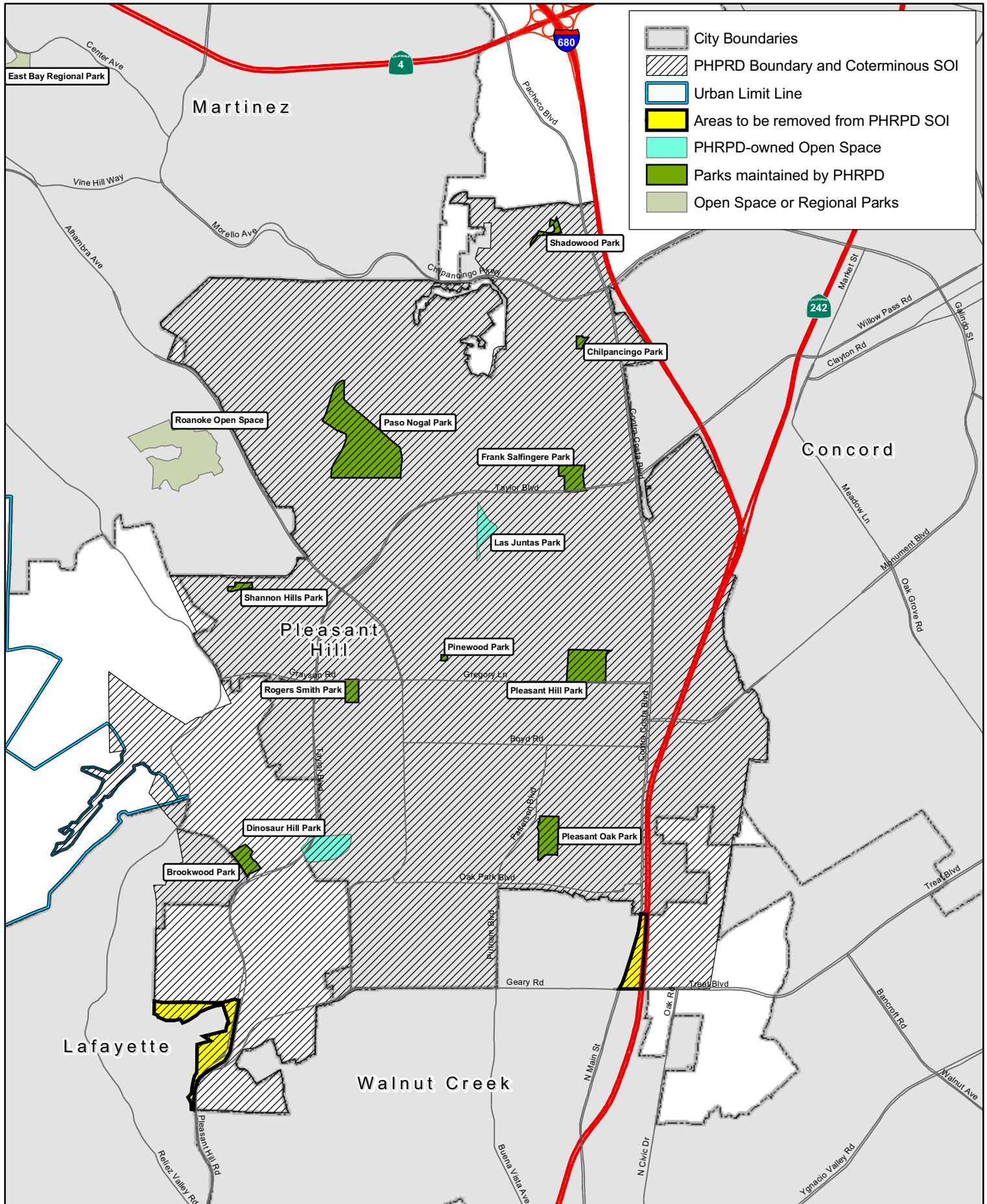
	ARPD Boundary and Coterminous SOI
	City Boundaries
	Proposed ARPD SOI
	Urban Limit Line
	Parks maintained by ARPD

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 37.2348-42.3619

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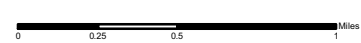




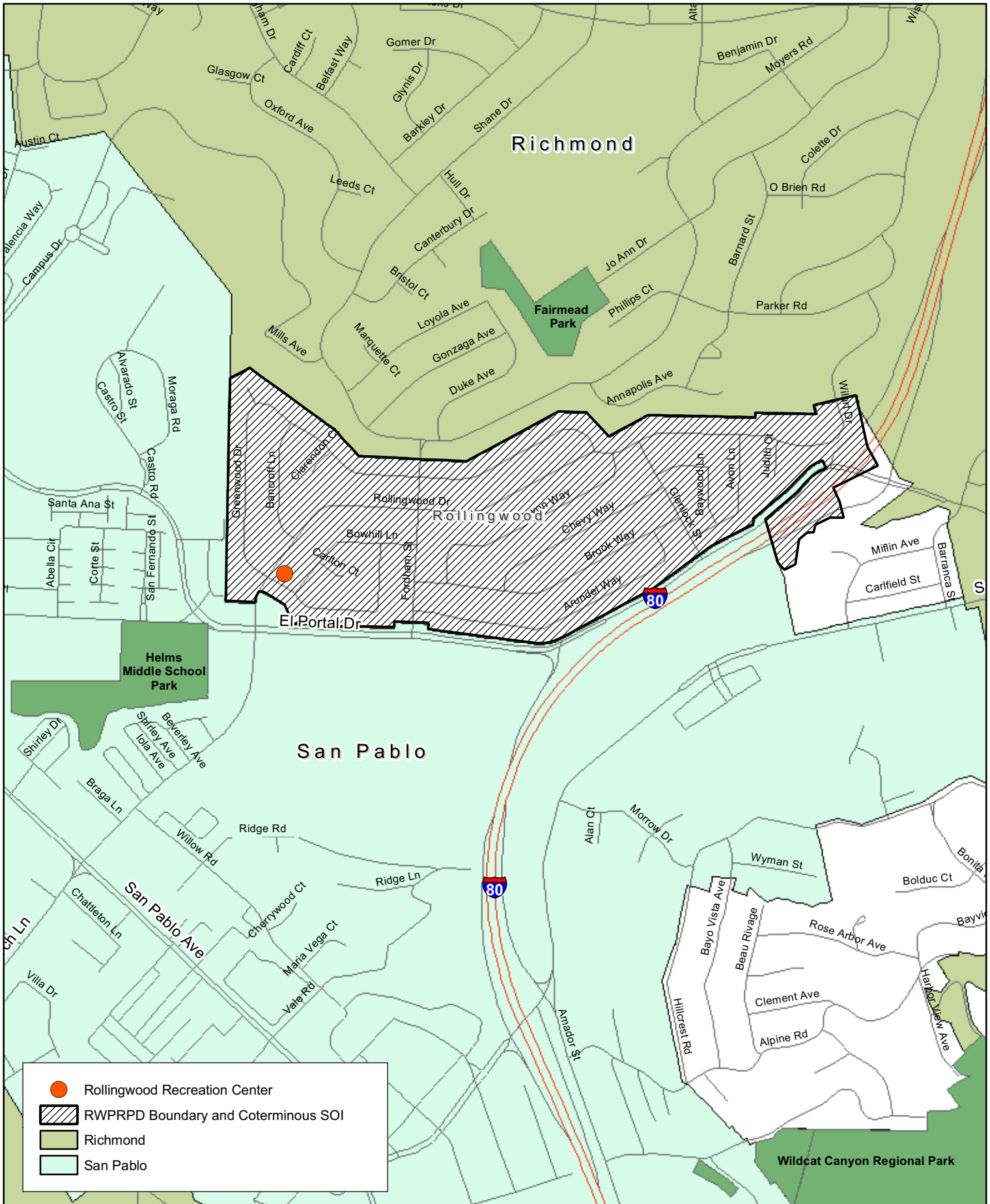


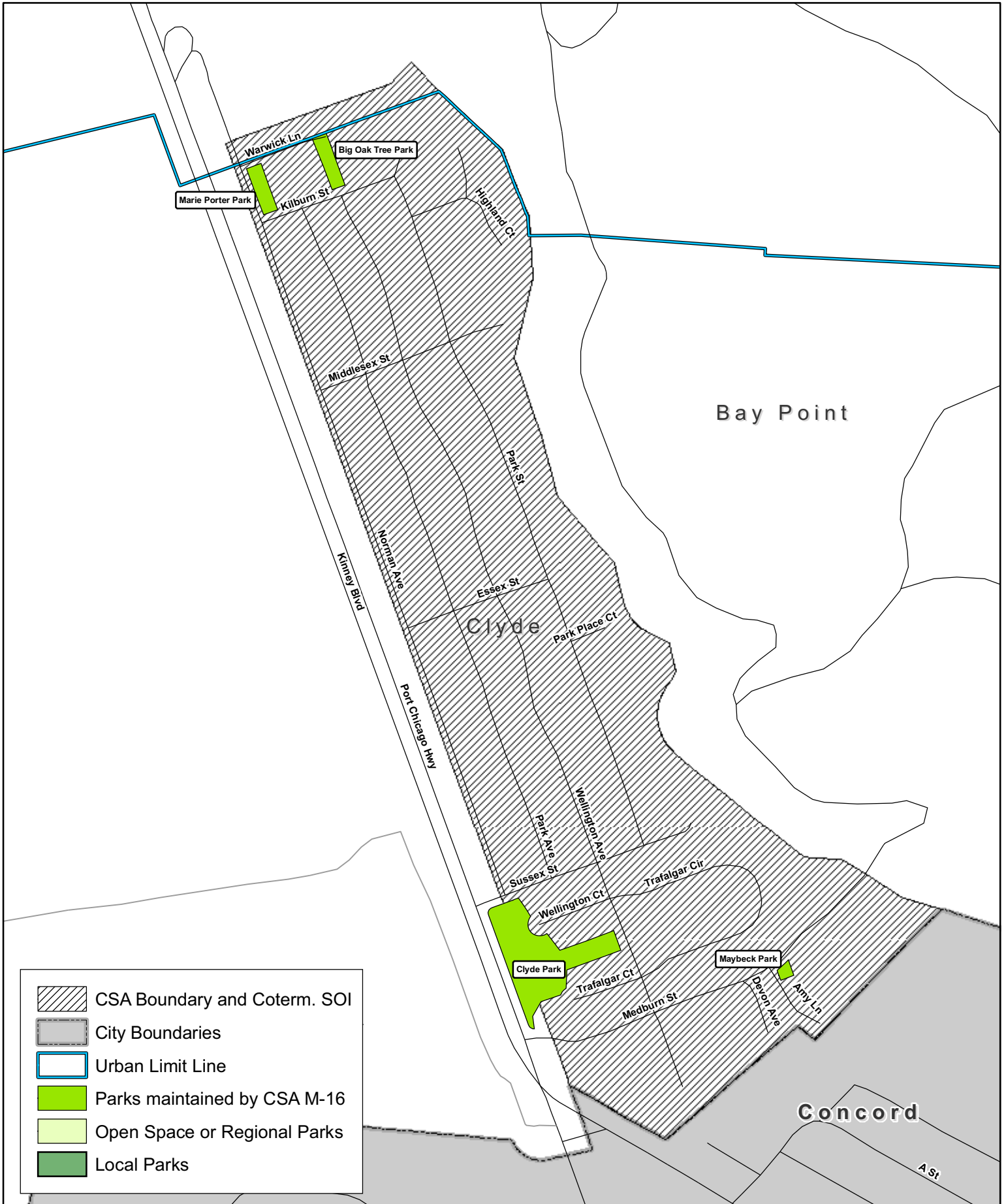
Map created 07/2021
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 601 Pine Street, 4th Floor North Wing, Martinez, CA 94533-0385
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




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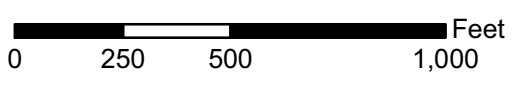


Rollingwood-Wilart Recreation and Park District and Coterminous Sphere of Influence



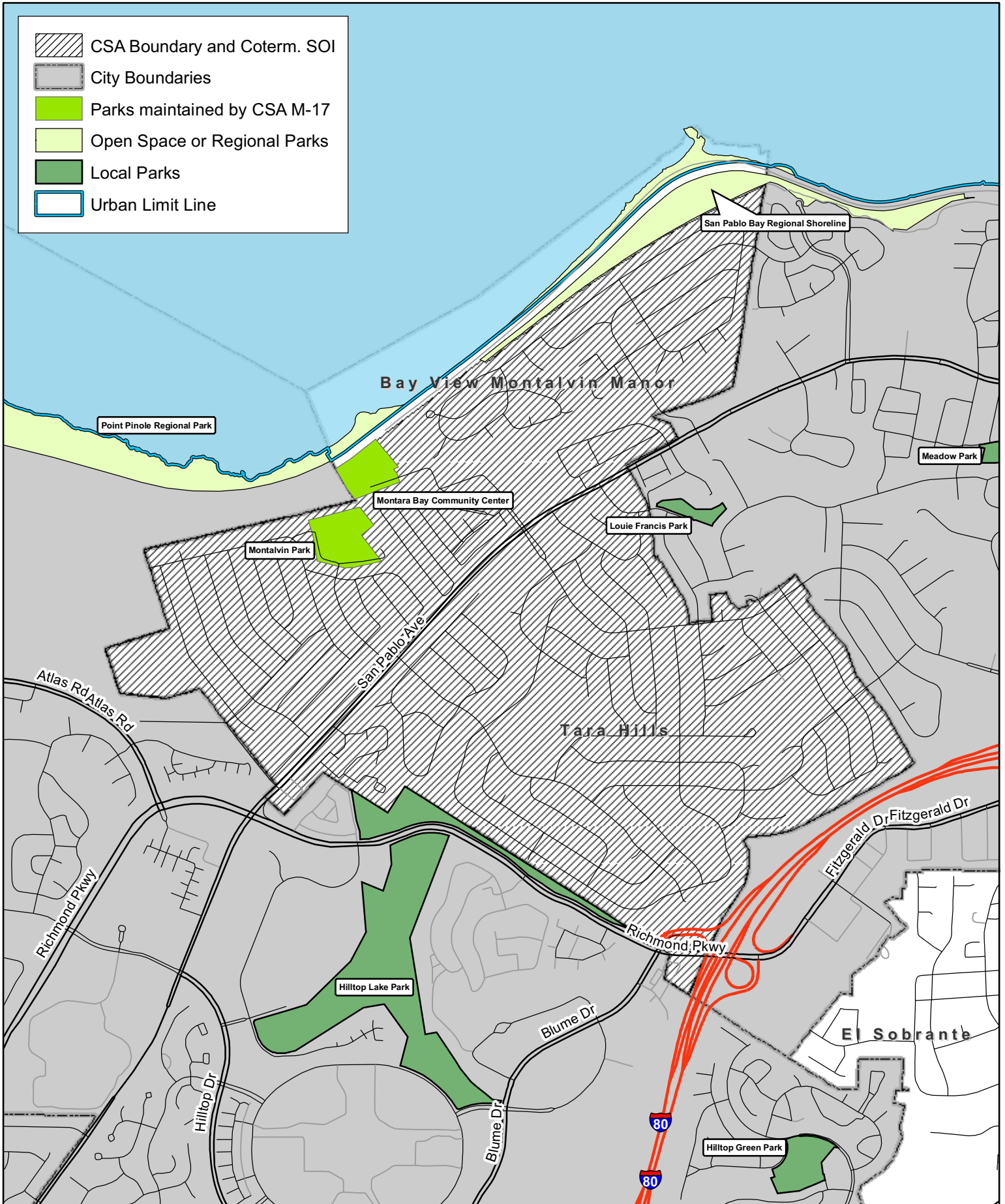








-  CSA Boundary and Coterm. SOI
-  City Boundaries
-  Urban Limit Line
-  Parks maintained by CSA M-16
-  Open Space or Regional Parks
-  Local Parks



Map 10-5

CSA M-17 and Cotermineous Sphere of Influence



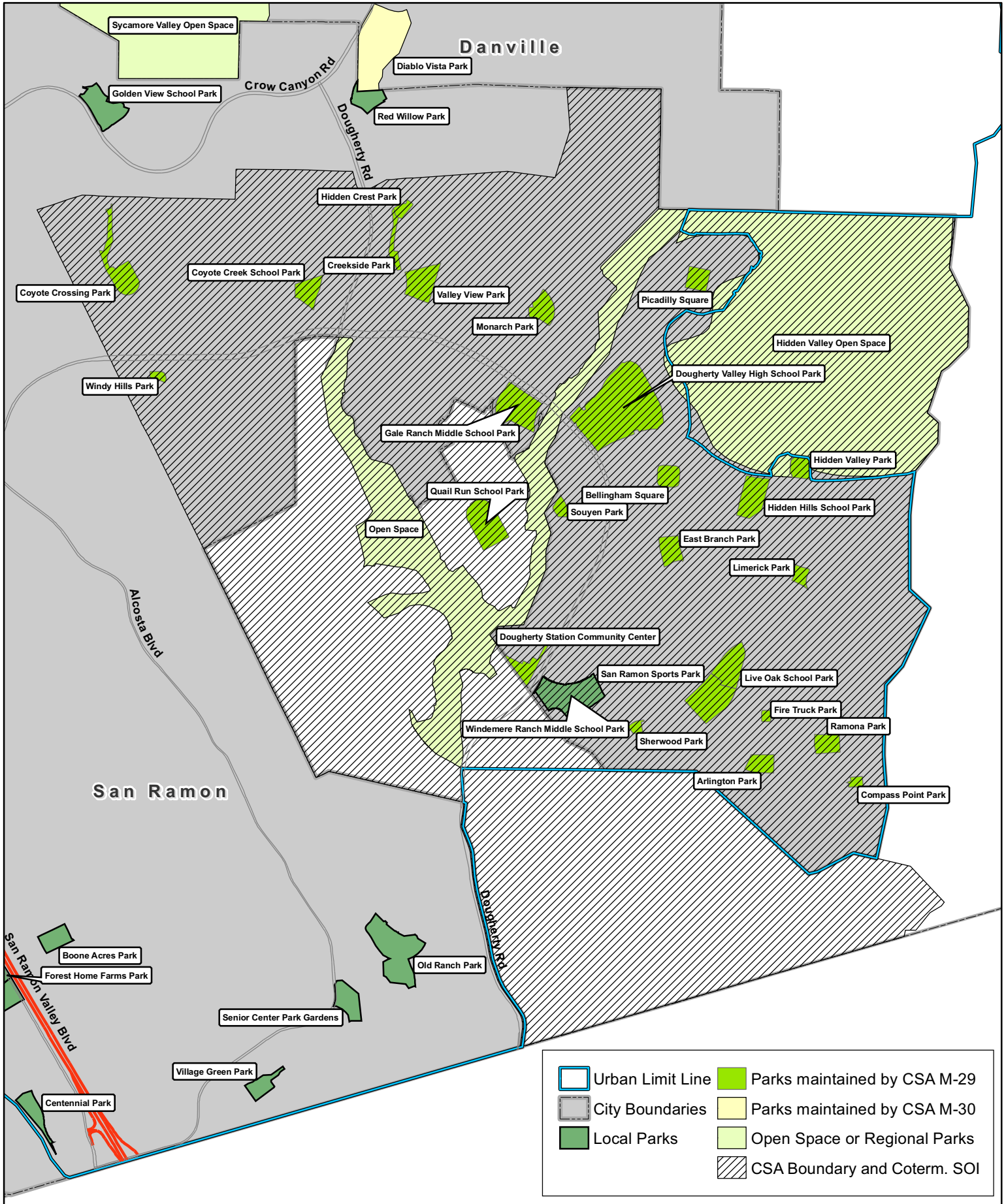
-  CSA Boundary and Coterm. SOI
-  City Boundaries
-  Parks maintained by CSA M-17
-  Open Space or Regional Parks
-  Local Parks
-  Urban Limit Line

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 37°59'48.459N 122°08'35.384W

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0 250 500 1,000 Feet

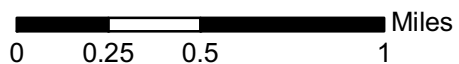


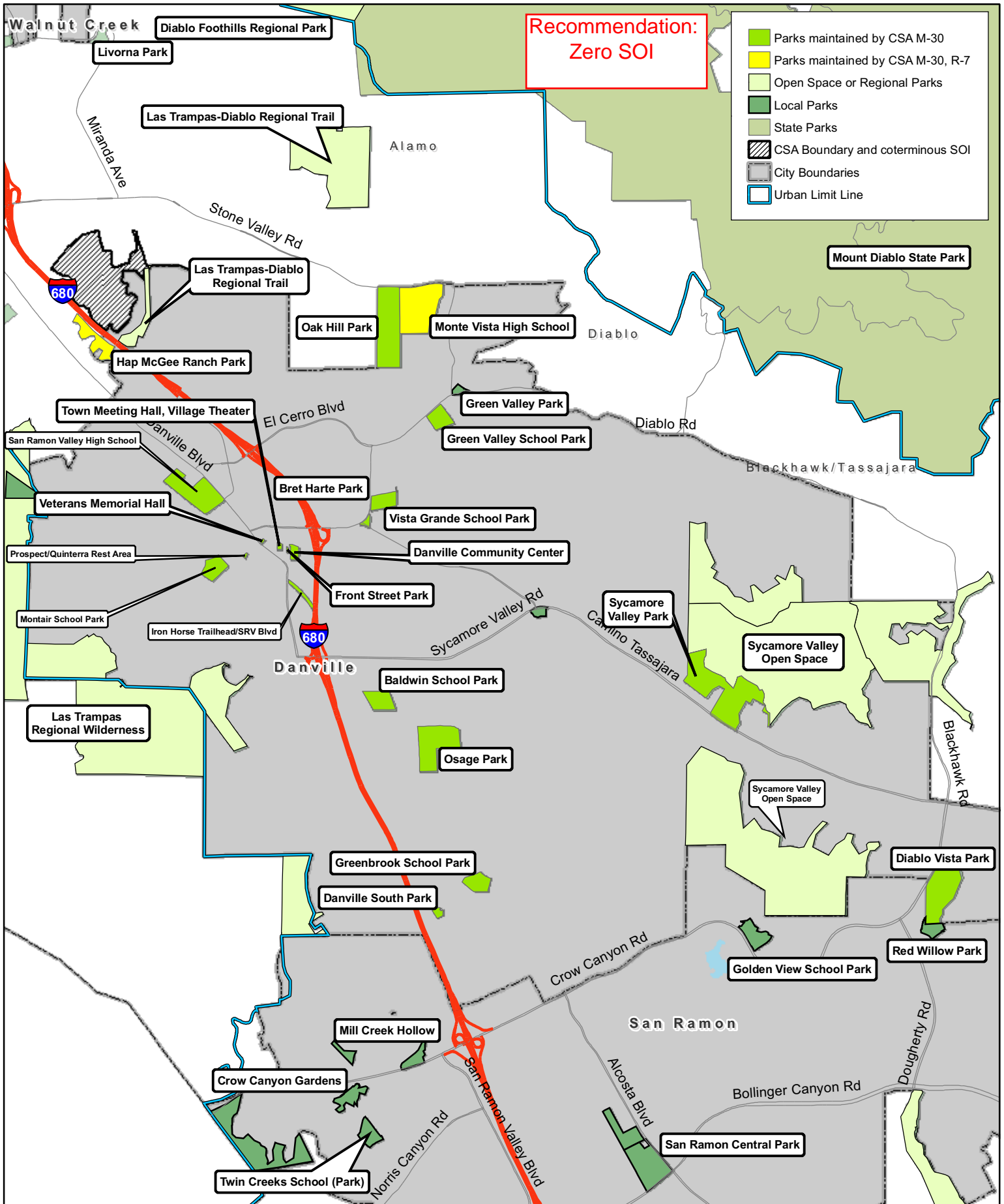


	Urban Limit Line		Parks maintained by CSA M-29
	City Boundaries		Parks maintained by CSA M-30
	Local Parks		Open Space or Regional Parks
	CSA Boundary and Coterm. SOI		

Map created: 3/24/2010
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 651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
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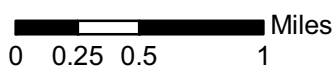
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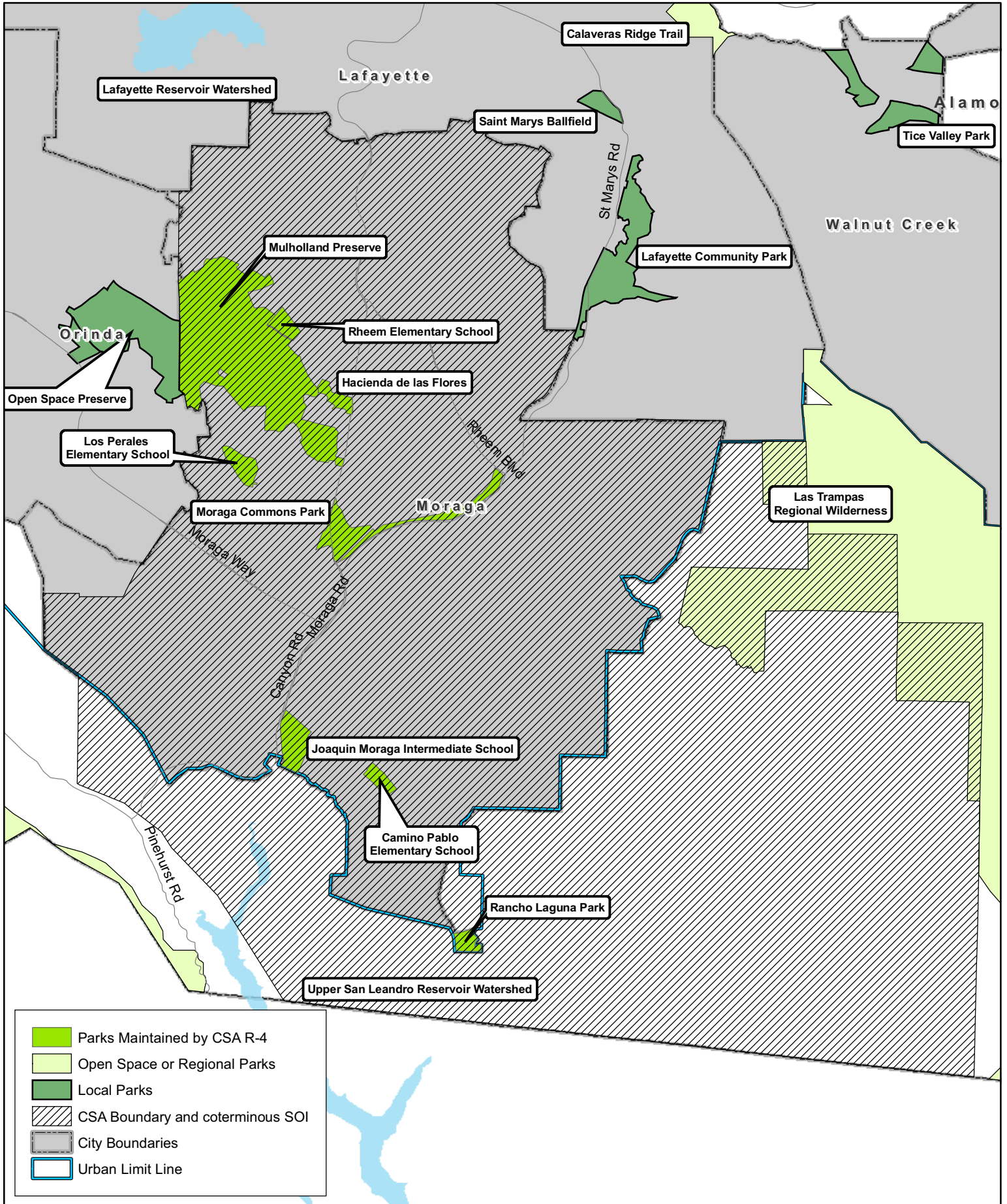




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 651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
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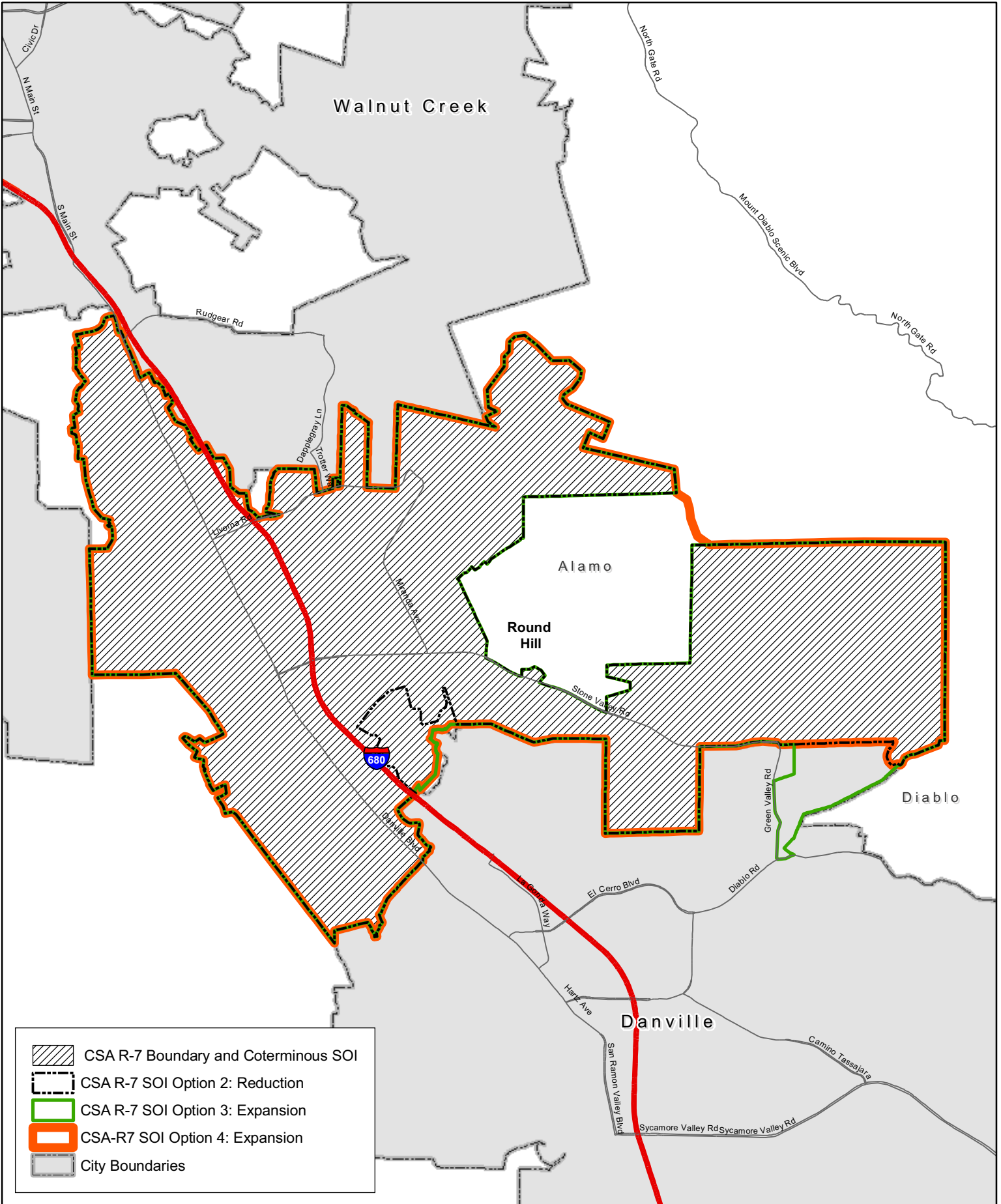
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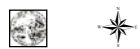


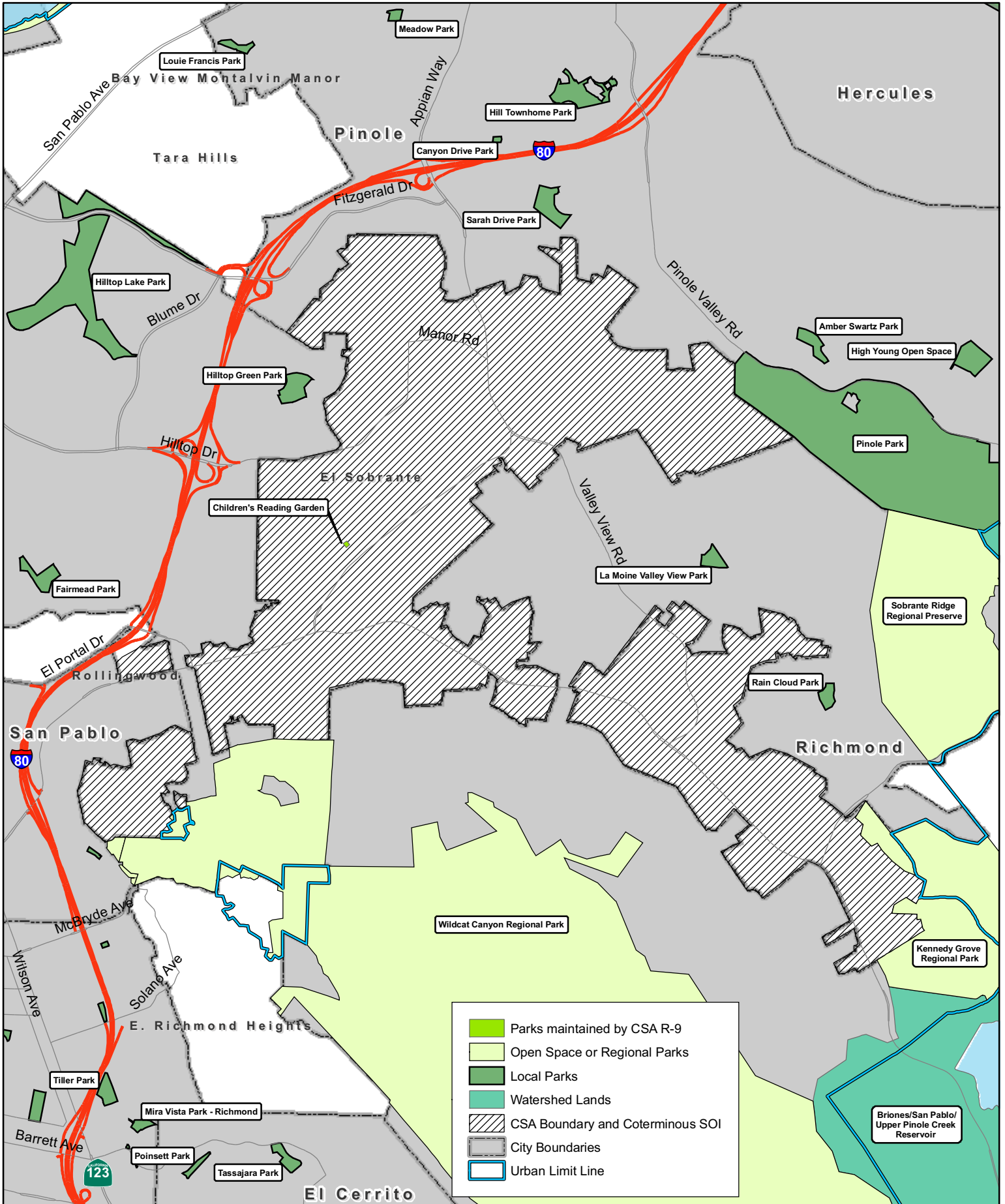
- Parks Maintained by CSA R-4
- Open Space or Regional Parks
- Local Parks
- CSA Boundary and coterminous SOI
- City Boundaries
- Urban Limit Line



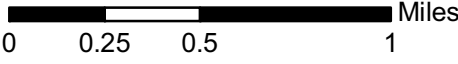


	CSA R-7 Boundary and Coterminous SOI
	CSA R-7 SOI Option 2: Reduction
	CSA R-7 SOI Option 3: Expansion
	CSA R-7 SOI Option 4: Expansion
	City Boundaries



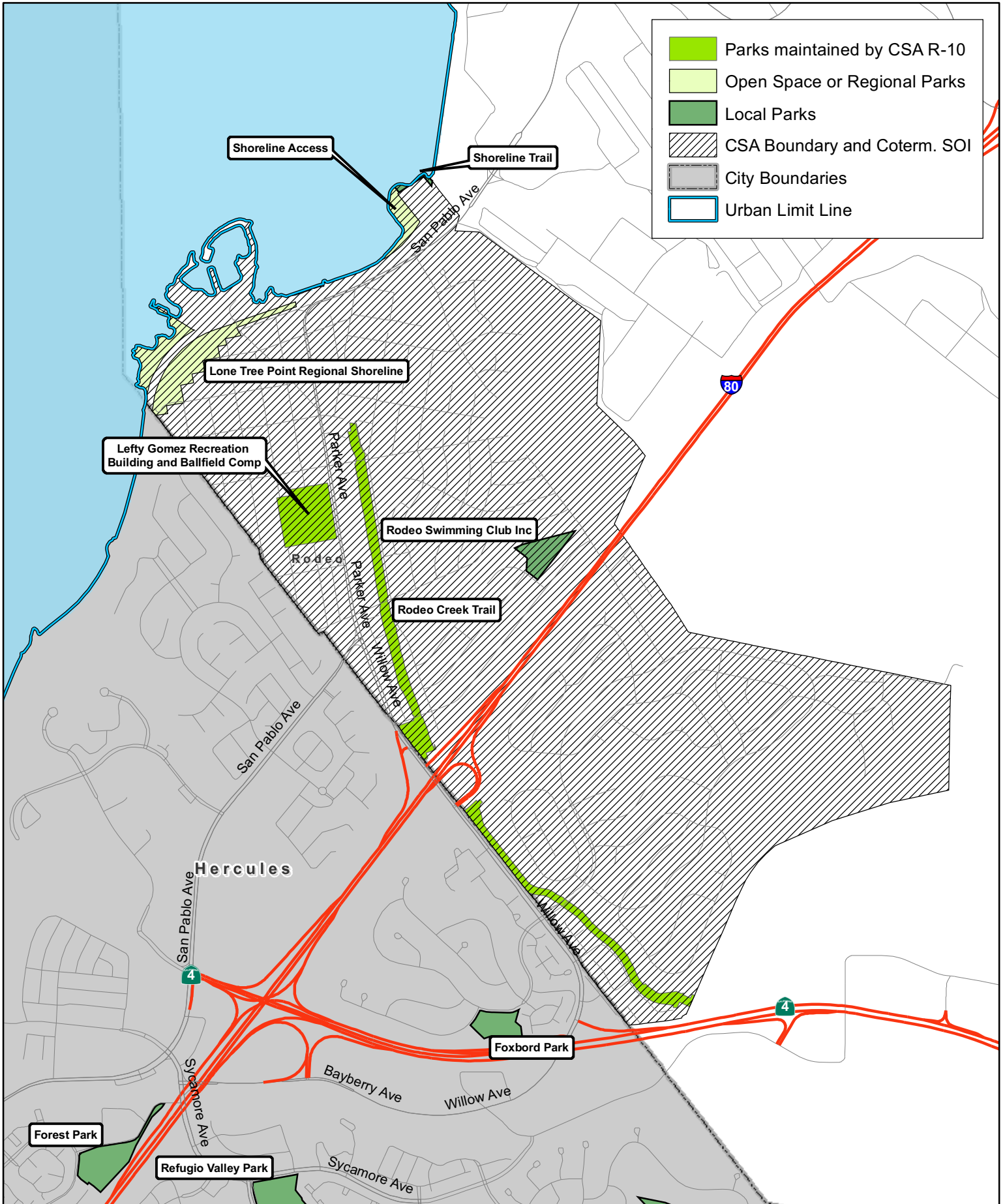


	Parks maintained by CSA R-9
	Open Space or Regional Parks
	Local Parks
	Watershed Lands
	CSA Boundary and Coterminous SOI
	City Boundaries
	Urban Limit Line



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	Parks maintained by CSA R-10
	Open Space or Regional Parks
	Local Parks
	CSA Boundary and Coterm. SOI
	City Boundaries
	Urban Limit Line

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