



Lou Ann Texeira
Executive Officer

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County Member

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City Member

Stanley Caldwell
Special District Member

Charles R. Lewis, IV
Public Member

September 12, 2018
 Agenda Item 7

September 12, 2018 (Agenda)

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

**Results of Protest Hearing
 Dissolution of Rollingwood Wilart Park Recreation & Park District**

Dear Commissioners:

This report provides the results of the protest hearing held on September 11, 2018, along with additional information regarding the Rollingwood Recreation Center.

Results of Protest Hearing - At a public hearing on August 8, 2018, the Commission approved dissolution of the Rollingwood Wilart Park Recreation & Park District (RWPRPD). The District is located in unincorporated San Pablo, east of the City of San Pablo and south of the City of Richmond. The dissolution was initiated by LAFCO in response to various studies and reports noting that the RWPRPD has struggled for many years with service, administration and governance; and in 2016, the District closed its doors.

Although LAFCO received no opposition to the dissolution, a protest hearing is required given this is a LAFCO initiated proposal. Further, the protest hearing must be held within the boundary of the RWPRPD.

In accordance with the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 LAFCO is the agency to conduct the protest hearing, the purpose of which is to receive written protests from affected landowners/registered voters regarding the proposal and determine whether a majority protest exists. With regard to this dissolution, which is inhabited (i.e., contains 12 or more registered voters), the Commission shall take one of the following actions:

- **Order the dissolution** if written protests have been filed by less than 25% of registered voters or landowners owning less than 25% of the assessed value of land within the subject area; or
- **Order the dissolution subject to an election** if at least 25% but less than 50% of voters, or at least 25% of landowners owning 25% or more of the assessed value of land protest; or
- **Terminate the proceedings** if written protests have been filed by a majority of voters in the subject area.

The protest hearing was properly noticed and will be held on Tuesday, September 11, 2018, at 11:00 a.m. at the Rollingwood Lutheran Church located at 2393 Greenwood Drive in San Pablo, CA, next door to the Rollingwood Recreation Center. The hearing will be conducted by the LAFCO Executive Officer, who is delegated the authority to conduct the protest hearing on behalf of the Commission.

At the conclusion of the hearing, the number of protests received prior to and during the hearing will be counted. LAFCO staff will report the results of the protest hearing at the September 12, 2018 LAFCO meeting.

Rollingwood Recreation Center – On August 22, 2018, LAFCO received a letter from the City of San Pablo City Manager indicating the City’s continued interest in acquiring the Rollingwood Recreation Center following dissolution (Attachment 1). As successor agency, the County will have control of the District’s assets, including the Recreation Center and can choose to retain or dispose of the building. Should the City of San Pablo acquire the building, the City may be subject to paying property tax on the Rollingwood Recreation Center, as the property is outside the City boundary.

In response to the LAFCO hearing notice, we received a number of calls from Rollingwood residents who expressed interest in being annexed to the City of San Pablo. The Rollingwood community is an island surrounded by the cities of Richmond and San Pablo, and is within the City of San Pablo’s sphere of influence. The island is less than 150 acres and can be annexed to the City of San Pablo through an expedited process pursuant to Government Code section 56375.3. LAFCO encourages the City of San Pablo to annex the Rollingwood community.

RECOMMENDATION

It is recommended that the Commission receive the results of the protest hearing and direct staff to execute the determination (Attachment 2).

Sincerely,

Lou Ann Texeira
Executive Officer

c: Distribution List

Attachment 1 – Letter from City of San Pablo
Attachment 2 – Protest Hearing Determination

CITY OF SAN PABLO

City Manager



August 21, 2018

Ms. Karen Laws
Real Estate Division Manager
County of Contra Costa
255 Glacier Drive
Martinez, CA 94553

RE: Rollingwood Wilart Facility
2395 Greenwood Avenue, San Pablo (APN 416-074-004)

Dear Ms. Laws:

I am writing to express the City of San Pablo's (City) continued interest in acquiring the Rollingwood Wilart Facility located at 2395 Greenwood Avenue in unincorporated Contra Costa County (Facility). Although the building is in need of substantial repair, we believe it could be a valuable asset for the City and neighboring community, including those in the unincorporated Rollingwood subdivision.

I understand that the County will be in possession of the Facility in late September. The City will be ready to receive the Facility shortly after it does its due diligence. This may include among other things:

1. Inspection of the Facility.
2. Review of a Preliminary Title Report (please forward if you have one).
3. We understand that the Facility would have needed a Conditional Use Permit to operate with the County's General Plan designation of SH – Single Family, High and R-6 zoning district designation. We would appreciate receiving a copy of that use permit, but our understanding is that, once the City owns the Facility, any future building or use would be governed by the City.
4. Information as to who currently provides utilities (water, sewer, fire, garbage) to the property.

Karen Laws
Re: Rollingwood Wilart Facility
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In addition, please send us any documents and records related to the Facility, including: copies of building, fire and code enforcement inspections; any environmental or other reports, surveys, engineering studies, soil reports, environmental impact reports, and negative declarations; maps; permits; plans; recorded or unrecorded agreements; and any other material information relating to the Facility at your earliest convenience so we may expedite our due diligence. Once staff has completed due diligence, the conveyance would be brought to the San Pablo City Council for ultimate approval.

Please feel free to reach out to Charles Ching for any questions or assistance the City can provide. Charles can be reached at 510-215-3031 or via email at charlesc@sanpabloca.gov.

Sincerely,


Reina Schwartz
Acting City Manager

cc: Matt Rodriguez, City Manager
Charles Ching, Community and Economic Development Director

CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION

DETERMINATION OF THE EXECUTIVE OFFICER OF THE CONTRA COSTA LOCAL AGENCY FORMATION COMMISSION FINDING THERE ARE INSUFFICIENT WRITTEN PROTESTS TO TERMINATE THE PROCEEDINGS FOR DISSOLUTION OF THE ROLLINGWOOD WILART PARK RECREATION AND PARK DISTRICT (LAFCO 18-08A)

1. This action is taken pursuant to the Cortese Knox Hertzberg Local Government Reorganization Act (Government Code §56000 et seq.) and policies of the Contra Costa Local Agency Formation Commission (hereafter Commission).

2. Proceedings for *Dissolution of the Rollingwood Wilart Park Recreation and Park District* were initiated by the Contra Costa Local Agency Formation Commission (LAFCO) in January 2018 following various studies and reports noting that the RWPRPD has struggled for many years with service, administration and governance; and in 2016, the District closed its doors.

3. On August 8, 2018, the Commission adopted Resolution No. 18-08A, making determinations and approving the dissolution subject to certain conditions, including naming Contra Costa County as successor agency. A true copy of said Resolution is attached hereto and incorporated by this reference, containing the terms and conditions of the Commission's approval of this proposal.

4. Acting on delegated authority from the Commission, as Executive Officer, on September 11, 2018, I conducted a properly noticed public hearing to receive protests filed against the dissolution and, following conclusion of the hearing, found that >>> landowners/registered voters within the subject area filed written protests against the proposal.

5. Finding there are insufficient protests to terminate the proceedings, Contra Costa LAFCO hereby orders the dissolution of (LAFCO 18-08) subject to the terms and conditions contained within the Commission's resolution of approval.

This order is made on and is effective from September 12, 2018.

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