
Central County Subregional Municipal Services Review

September 9, 2009

Prepared for:

Contra Costa County LAFCO
651 Pine Street, Sixth Floor
Martinez, California

The logo for DUDEK consists of a horizontal bar divided into three colored segments: blue, orange, and green. To the right of these segments, the word "DUDEK" is written in a bold, blue, sans-serif font.

DUDEK

Central County

- **Ten cities/towns and one Community Services District**
 - Clayton
 - Concord
 - Danville
 - Lafayette
 - Martinez
 - Moraga
 - Orinda
 - Pleasant Hill
 - San Ramon
 - Walnut Creek
 - Diablo CSD

Determinations

- **Infrastructure Needs and Deficiencies**
- **Growth and Population Projections**
- **Financing Constraints and Opportunities**
- **Cost Avoidance Opportunities**
- **Opportunities for Rate Restructuring**
- **Opportunities for Shared Facilities**
- **Government Structure Options**
- **Evaluation of Management Efficiencies**
- **Local Accountability and Governance**

Central County Subregional MSR

- **Contra Costa County LAFCO Policies:**
 - Orderly formation of local agencies
 - Preservation of open space and prime agricultural land
 - Demonstrate a need for services within 5 to 10 years
 - To demonstrate that a proposed SOI amendment is timely, an indication of expected absorption and development rates for land already in the SOI, as well as land proposed to be added, is needed
 - A request to expand an SOI should designate clearly the territory that may be sought for annexation and the anticipated timeframe
 - An agency should propose a reduction in its SOI to remove territory that the agency does not believe will be developed within 20 years
 - Inclusion in an SOI makes land eligible for annexation but does not ensure annexation

City of Clayton

■ Issues

- CEMEX Quarry Property
- Marsh Creek Road Specific Plan Area

City of Clayton

- **MSR Options/Recommendations**
 - Retain the existing SOI
 - Reduce the SOI in the Mt. Diablo area (City Requested Option)
 - Would retain the quarry property as well as the entire Marsh Creek Road Specific Plan Area. Approximately 40 acres within the Specific Plan Area are outside the ULL.
 - Recommendation: To remove all current SOI areas that are outside of the countywide and City-adopted ULL. This includes Open Space (PU: Public Park/Open Space/Open Space and Recreational; and Q: Quarry) The lifespan of the quarry is estimated to exceed 20 years.

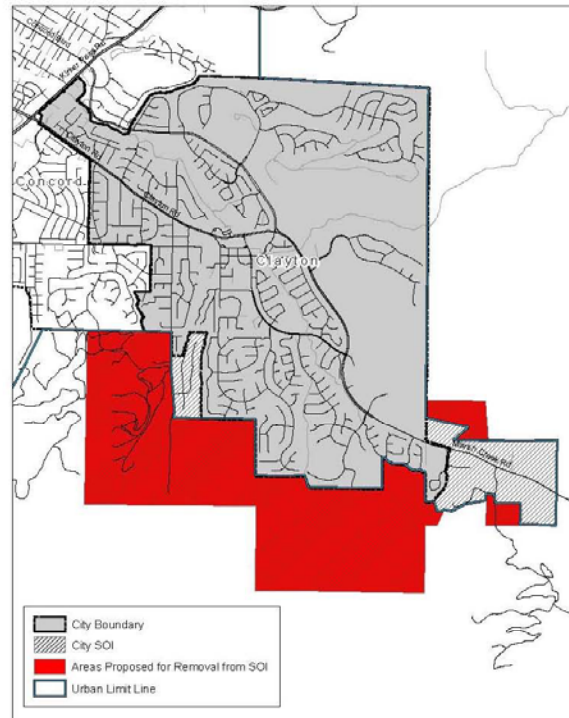
City of Clayton

- **LAFCO Staff Recommendation**
 - Officially adopt the City's SOI
 - Remove all areas outside the ULL with the exception of the Marsh Creek Road area. Designate this area as “five-year provisional SOI” subject to review in 2014.

City of Clayton (Continued)

Exhibit 2a-A

City of Clayton Sphere of Influence and Voter-Approved Urban Limit Line



City of Concord

- **Issues**

- Proposed reduction of the SOI in northwest of the City which now includes the tidal portion of the Concord Naval Weapons Station.

City of Concord (Continued)

■ MSR Options/Recommendations

- Maintain the current SOI
- Retain the CNWS facility within the SOI (City Requested Option)
- Recommendation: Adjust the SOI to coincide with the voter-approved and adopted ULL. This includes eliminating the SOI northwest of the city which now includes the tidal portion of the CNWF and areas of the SOI that extend into the Carquinez Strait.

City of Concord

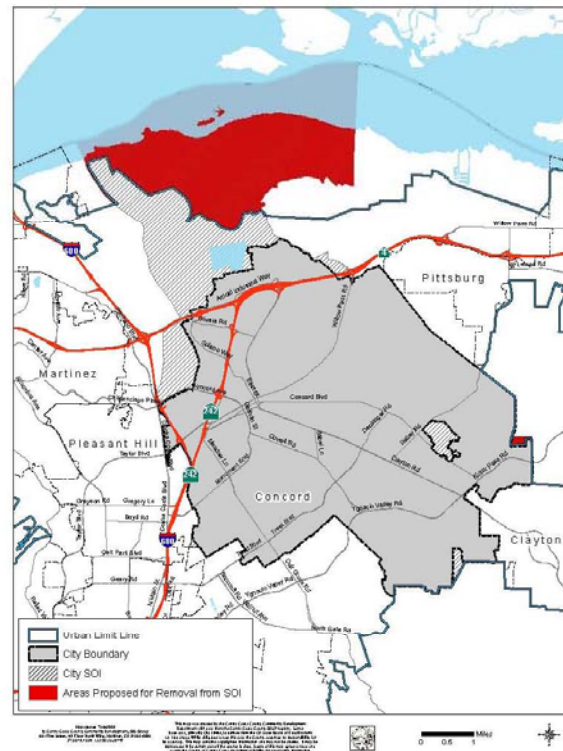
▪ LAFCO Staff Recommendation

- Designate the City's SOI as "five-year provisional SOI subject to review in 2014"
- Encourage City to annex islands and pockets currently receiving City services
- Strongly encourage the City to annex the Ayers Ranch island area.

City of Concord (Continued)

Exhibit 2b-A

City of Concord Sphere of Influence and Voter-Approved Urban Limit Line



Town of Danville

- **Issues**

- Recently initiated update of General Plan. Considering options for expanding SOI including a portion of the Tassajara Valley area.

Town of Danville (Continued)

■ MSR Options/Recommendations

- Retain the existing SOI
- Recommendation: The existing SOI for the Town of Danville be adjusted to coincide with the Town's ULL. This will remove agricultural and open space land located west of Las Trampas Hills, Town and Country, and Danville Ranch within Bollinger Canyon.

Town of Danville

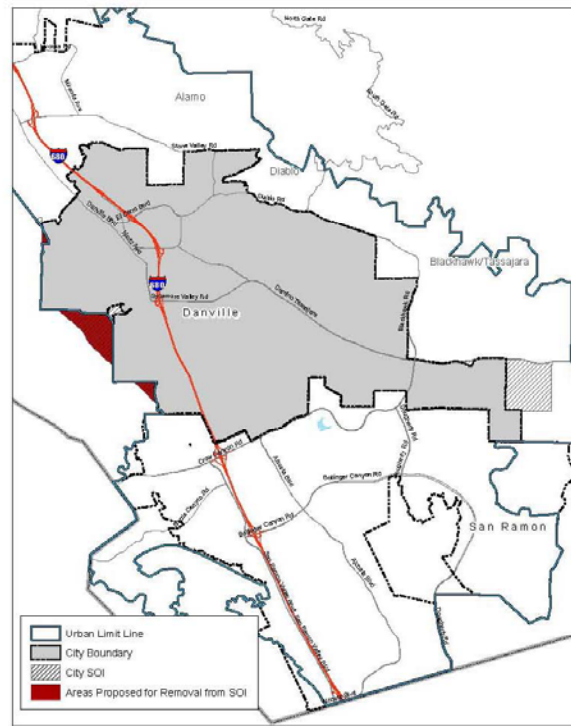
- **LAFCO Staff Recommendation**

- Defer SOI update pending further discussion with the City of San Ramon and the County regarding the Tassajara Valley.

Town of Danville (Continued)

Exhibit 2c-A

Town of Danville Sphere of Influence and
Voter-Approved Urban Limit Line



City of Lafayette

- **Issues**
 - No issues have been raised.

City of Lafayette (Continued)

- **MSR Options/Recommendations**
 - Retain the existing SOI
 - Amend the SOI to be coterminous with the City's limits
 - Amend the SOI by removal of territory within the current SOI
 - Recommendation: Retain the existing SOI.

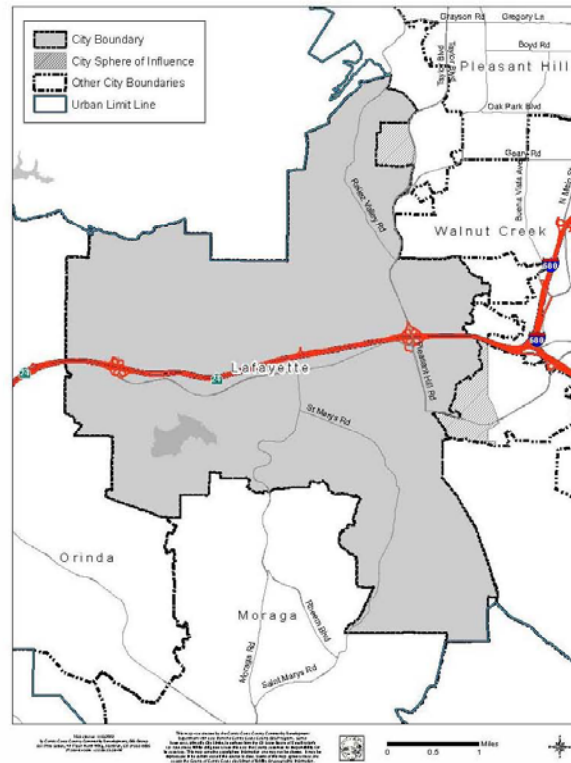
City of Lafayette

- **LAFCO Staff Recommendation**
 - Retain the existing SOI.

City of Lafayette (Continued)

Exhibit 2d-A

City of Lafayette Boundary and Sphere of Influence
and Voter-Approved Urban Limit Line



City of Martinez

- **Issues**

- Following the ULL boundary would create an island.

City of Martinez (Continued)

■ MSR Options/Recommendations

- Retain the existing SOI
- Amend the SOI to remove areas outside the ULL and retain existing SOI to match city limits that lie outside of the ULL
- Adopt an SOI that matches the adopted ULL
- Recommendation: Adjust the SOI to conform with the adopted ULL, except for the areas where the ULL crosses into the City limits; then the SOI should conform to the existing City limits. Additionally, the SOI within the Alhambra Valley should follow the adopted ULL, with the exception of the island area that would be created if the ULL was followed.

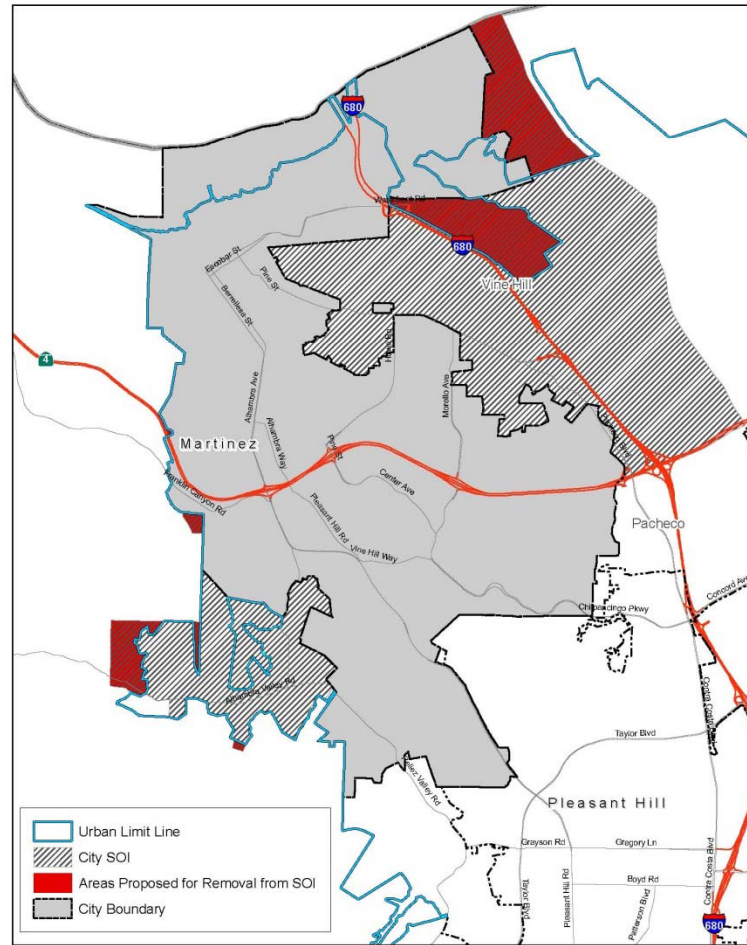
City of Martinez

- **LAFCO Staff Recommendation**

- Adjust the SOI to conform to the ULL with two exceptions: 1) SOI should follow the City boundaries in any area where the ULL is smaller than the city boundary and 2) retain the Alhambra Valley “island” within the City’s SOI
- The City should review those areas currently receiving out of agency water service and pursue annexation as appropriate.

City of Martinez (Continued)

City of Martinez Boundary and Sphere of Influence



- Urban Limit Line
- City SOI
- Areas Proposed for Removal from SOI
- City Boundary

Map prepared by:
City of Martinez, California
3750 El Camino Real, Suite 300
Martinez, CA 94553-1204

This map was prepared for the City of Martinez. It is not intended to be used for any other purpose. The City of Martinez is not responsible for any errors or omissions. The map is not a guarantee of accuracy. It is not intended to be used for any purpose other than the one for which it was prepared. It is not intended to be used for any purpose other than the one for which it was prepared.



Town of Moraga

- **Issues**
 - No issues have been raised.

Town of Moraga (Continued)

■ MSR Options/Recommendations

- Retain the existing SOI
- Adjust the SOI to coincide with the Town's ULL
- Recommendation: Remove all SOI outside of the ULL to coincide with the Town limits. In adopting the amended SOI, the Commission is indicating that the existing incorporated boundaries of the Town represent the ultimate boundary configuration for the Town, with no annexations anticipated in the future.

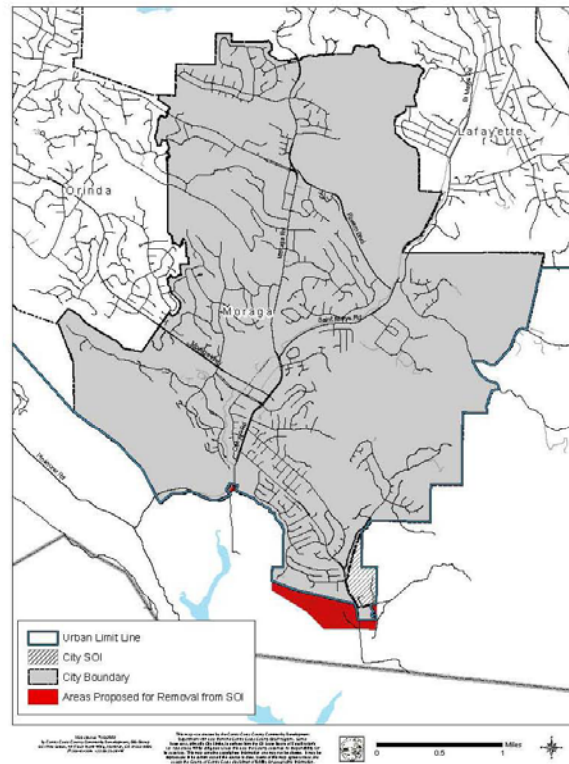
Town of Moraga

- **LAFCO Staff Recommendation**
 - Amend the SOI to match the ULL.

Town of Moraga (Continued)

Exhibit 2F-A

Town of Moraga Sphere of Influence and Voter-Approved Urban Limit Line



City of Orinda

- **Issues**
 - No issues have been raised.

City of Orinda (Continued)

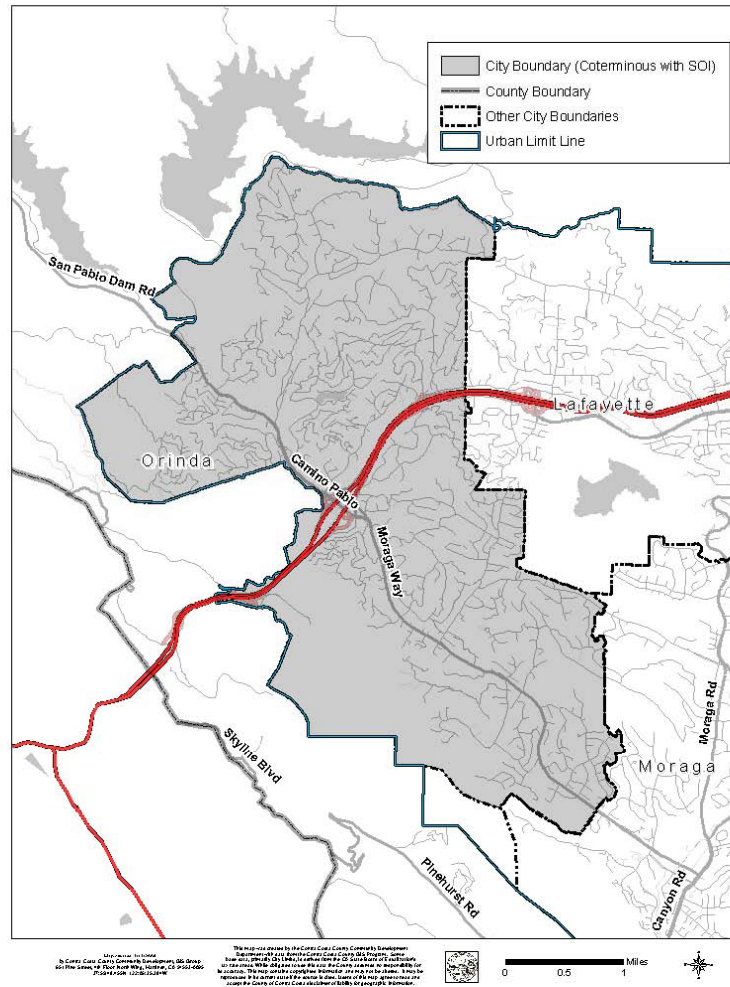
- **MSR Options/Recommendations**
 - The City currently has an SOI that is coterminous with its City Limits. No change of SOI is recommended.

City of Orinda

- **LAFCO Staff Recommendation**
 - Retain existing coterminous SOI.

City of Orinda (Continued)

City of Orinda Boundary and Sphere of Influence



City of Pleasant Hill

- **Issues**
 - No issues have been raised.

City of Pleasant Hill (Continued)

■ MSR Options/Recommendations

- Retain the existing SOI
- Amend the SOI to be coterminous with the city limits
- Amend the SOI by removal of areas if the Commission Determines that the area would be better served by another City
- Recommendation: The SOI should be amended to remove the Briones Hill open space area, since this area is not proposed for development and would not require services from the City.
- Explore policy statements concerning piecemeal annexation or annexation of inhabited areas to be considered with approval of the SOI. The cities of Concord and Pleasant Hill should jointly review their boundaries and common SOI boundaries and return to LAFCO with any potential SOI amendment, including required CEQA documentation. The City should be encouraged to take actions to annex the two islands since they are the logical service provider.

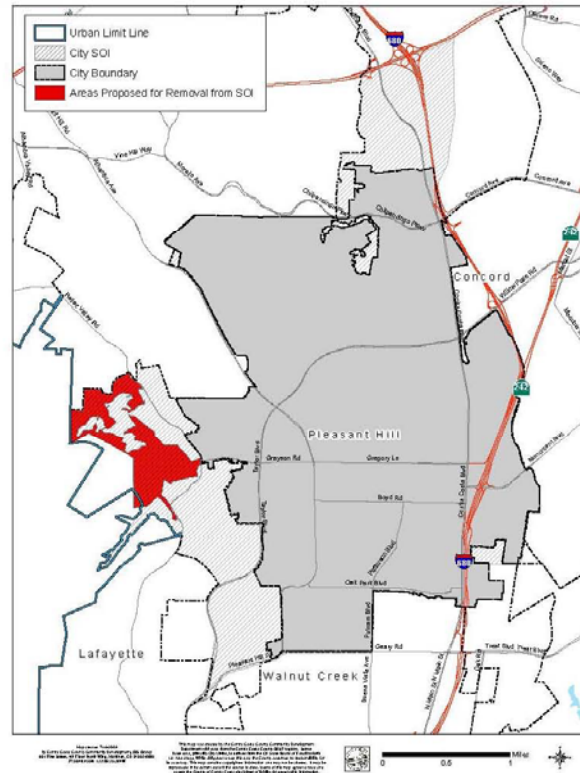
City of Pleasant Hill

- **LAFCO Staff Recommendation**
 - Amend SOI to remove the Briones Hill open space area, since this area is not proposed for development and would not require services from the City
 - Encourage City to pursue annexation of islands and SOI coordination with Concord.

City of Pleasant Hill (Continued)

Exhibit 2h-A

City of Pleasant Hill Sphere of Influence and Voter-Approved Urban Limit Line



City of San Ramon

■ Issues

- The City would like to retain the existing SOI and expand the SOI to include the Tassajara Valley Area
- Alternatively, the would like to retain the existing SOI and include two parcels in the Tassajara Valley.

City of San Ramon (Continued)

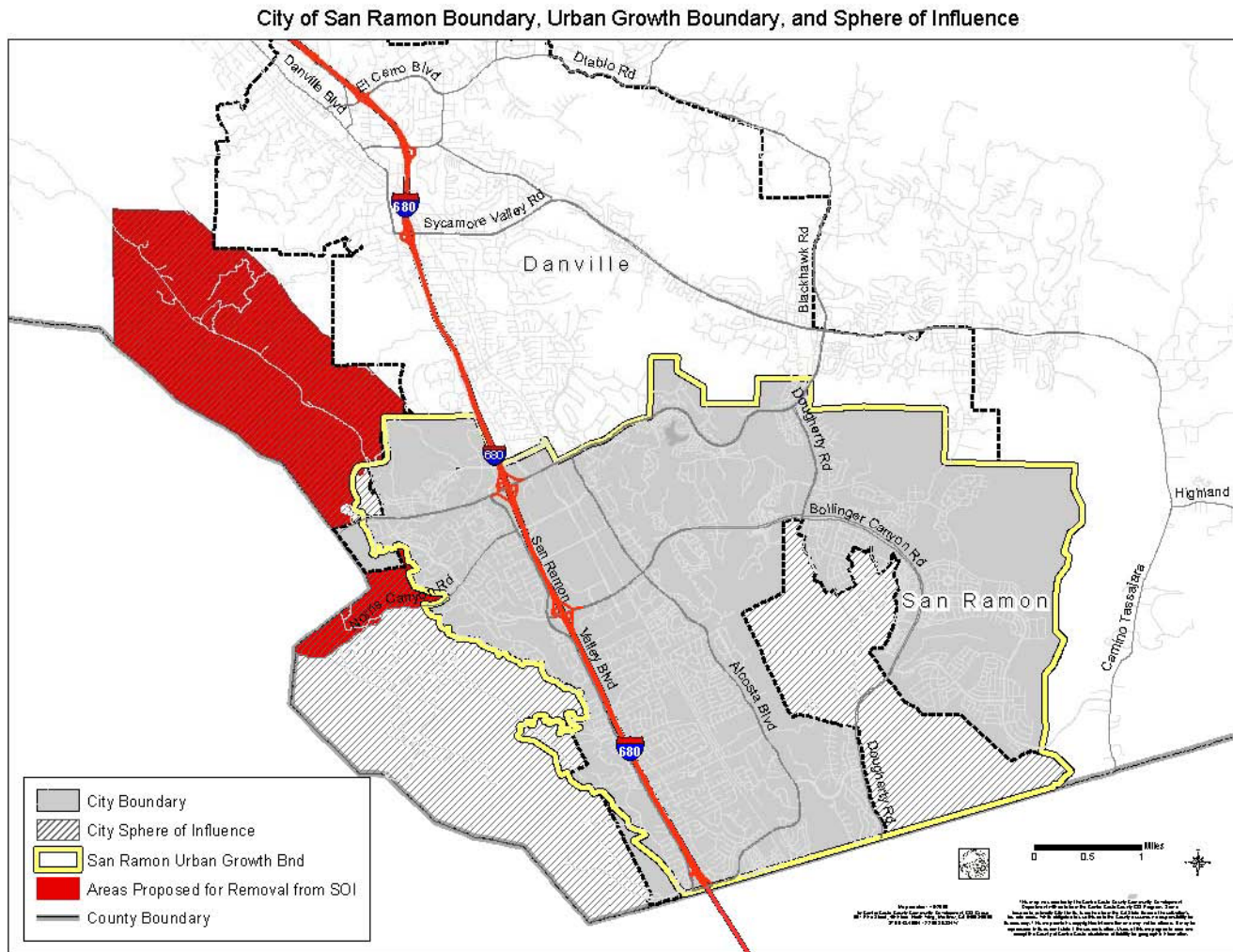
■ MSR Options/Recommendations

- Retain the existing SOI
- Remove all SOI areas that exist outside of the city limits
- Reduce the SOI to conform to the City's voter-approved Urban Growth Boundary
- Expand the SOI (City Requested Option)
- Partial Reduction of the SOI
- Recommendation: Modify the SOI to generally follow the City's UGB, but retain areas in the Westside Specific Plan, remove areas along Bollinger Canyon Road and areas adjacent to Las Trampas Regional Wilderness Park and Little Hills Ranch Regional Recreation Area. Where the city limits extend beyond the UGB, the SOI would follow the existing city limit line.

City of San Ramon

- **LAFCO Staff Recommendation**
 - Defer SOI update pending further discussions with the Town of Danville and the County regarding the Tassajara Valley.

City of San Ramon (Continued)



City of Walnut Creek

■ Issues

- The draft MSR report stated that the ULL was coterminous with the SOI and recommended retaining the existing SOI
- Further review indicates a small area south of North Gate Road that is outside the ULL and within the SOI
- These lands include Contra Costa Flood Control and East Bay Regional Park District properties which will not require city services.

City of Walnut Creek (Continued)

■ MSR Options/Recommendations

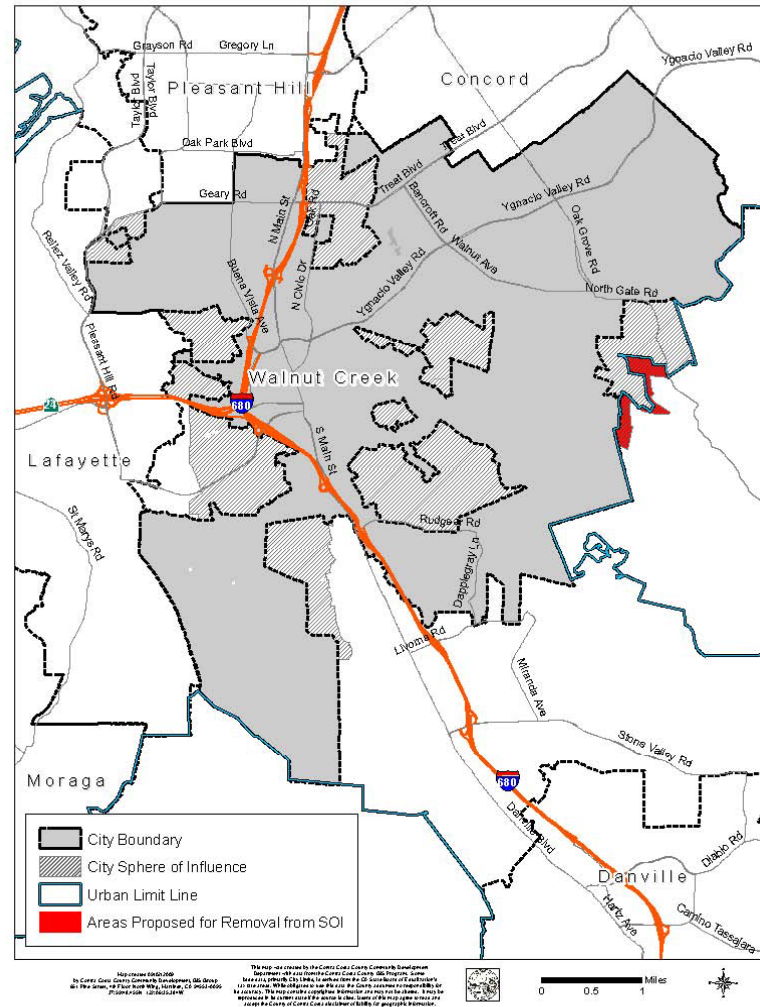
- Retain the existing SOI
- Recommendation: Adjust the SOI to coincide with the ULL. This would remove from the SOI areas south of North Gate Road which include Contra Costa County Flood Control and East Bay Regional Park District properties
- Encourage City to review and annex island areas to improve service delivery. It is appropriate to consider that all of the SOI areas would ultimately be annexed to the City as these areas share community of interest with the City of Walnut Creek.

City of Walnut Creek

- **LAFCO Staff Recommendation**
 - Adjust the SOI to coincide with the ULL
 - Encourage the City to review and annex island areas to improve service delivery. All of the SOI areas share community of interest with the City of Walnut Creek.

City of Walnut Creek (Continued)

City of Walnut Creek Boundary and Sphere of Influence



Diablo CSD

- **Issues**
 - No issues have been raised.

Diablo CSD (Continued)

- **MSR Options/Recommendations**

- Retain the current coterminous SOI
- Expand the SOI
- Adopt a zero SOI
- Recommendation: Retain the existing SOI. Prior to the next MSR cycle, a study should be prepared to review the effects of dissolution with services to be provided by another agency(ies).

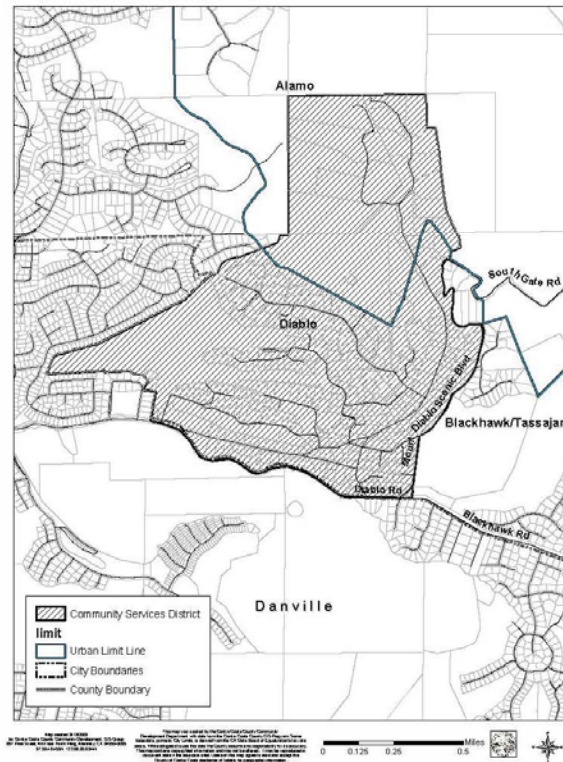
Diablo CSD (Continued)

- **LAFCO Staff Recommendation**
 - Retain the existing SOI
 - Prior to the next MSR cycle, a study should be prepared to review the effects of dissolution with services to be provided by another agency(ies).

Diablo CSD (Continued)

Exhibit 2k-A

Diablo Community Services District Sphere of Influence and Voter-Approved Urban Limit Line



SOI Updates – No/Minimal Change Recommended

- **City of Lafayette – retain existing SOI**
- **City of Martinez – SOI amendments to match ULL**
- **Town of Moraga – SOI amendment to match ULL**
- **City of Orinda – retain existing coterminous SOI**
- **City of Pleasant Hill – SOI amendments to match ULL**
- **City of Walnut Creek – SOI amendments to match ULL (city requests deferral)**
- **Diablo CSD – retain existing SOI**

SOI Updates – More Significant Changes Recommended

- **City of Clayton – several SOI amendment options**
- **City of Concord – several SOI amendment options**

SOI Updates – Recommend Deferral of SOI Update

- **Town of Danville – two SOI amendment options**
- **City of San Ramon – several SOI amendment options**