



## CITY OF MARTINEZ

## CITY COUNCIL AGENDA July 23, 2008

**TO:** Mayor and City Council

**FROM:** Karen L. Majors, Assistant City Manager Community and Economic Development

**SUBJECT:** Consultant Support to Assist City with Possible Annexations

**DATE:** July 23, 2008

### **RECOMMENDATION:**

Discuss possible annexations and consider authorizing the City Manager to enter into an agreement with CH2MHill to provide consultant services to assist the City of Martinez with two possible annexation efforts if certain conditions are met.

### **BACKGROUND:**

Last year the City of Martinez provided the Contra Costa County Local Area Formation Commission (LAFCO) with the information required for the State mandated Municipal Service Review. Mayor Rob Schroder sits on the LAFCO board and has received feedback from LAFCO staff requesting that the City implement the outstanding deferred annexation agreements that exist in Alhambra Valley. At the present time there are approximately 65 such agreements in the Alhambra Valley area dating back as far as 1987. Please refer to the Attachment 1.

Secondly, City officials have been approached by several property owners in the north Pacheco Blvd. area requesting to be annexed into the City of Martinez. The property owners requesting consideration represent properties in the vicinity of Pacheco Blvd., Blum Road and Interstate 680. Most of these properties are large lots, currently commercial or industrial in use and may have future development potential.

In order for the city to consider moving forward on these deferred annexation agreements and the potential North Pacheco annexation request, certain data needs to be compiled to create background information that could result in a future LAFCO application. Given the current staffing level in the Planning Division of the Community and Economic Development Department, consultant support is needed to establish the information needed to determine the feasibility of a future annexation.

At the suggestion of LAFCO staff, city staff contacted consultant firm CH2MHill to prepare a scope of work and "rough order of magnitude" cost estimate for the Alhambra Valley Deferred Annexation Agreement properties and the North Pacheco Area. Each scope of work would include:

- 1) Inventory of data including ownership, parcel size, current city and county zoning, General Plan designation, inconsistencies between city and county land use designations, infrastructure and infrastructure condition, and possible environmental issues/concerns,
- 2) Windshield survey to determine property and infrastructure conditions and possible environmental issues/concerns,
- 3) Mapping of information,
- 4) Identification of issues of potential concern , and
- 5) Possible LAFCO application.

The cost to perform this scope of work for the Alhambra Valley area is \$20,000 to \$55,000 and the cost for the North Pacheco Area is \$30,000 to 60,000. Each scope of work will take approximately 8 weeks to complete, and both reports can commence at the same time.

**FISCAL IMPACT:**

The work for the Alhambra Valley Deferred Annexation area will need to come out of unrestricted General Fund Reserves in the amount of \$20,000 to \$55,000. The property tax that will be generated over the first several years after these residential areas are annexed to the City of Martinez can be considered as a mechanism to repay the General Fund for this advancement of funds.

The work on the North Pacheco Area should only be entered into if the property owners enter into an agreement to reimburse the City of Martinez for the cost to undertake the above described scope of work estimated to cost approximately \$30,000 to \$60,000.

**ACTION:**

Motion authorizing the City Manager to enter into an agreement with CH2MHill to provide consultant services to assist the City of Martinez with two possible annexation efforts if certain conditions are met, such as cost reimbursement.

**ATTACHMENTS:**

- 1) Map of Alhambra Valley Deferred Annexation Area
- 2) Map of North Pacheco Area

**APPROVED BY:**



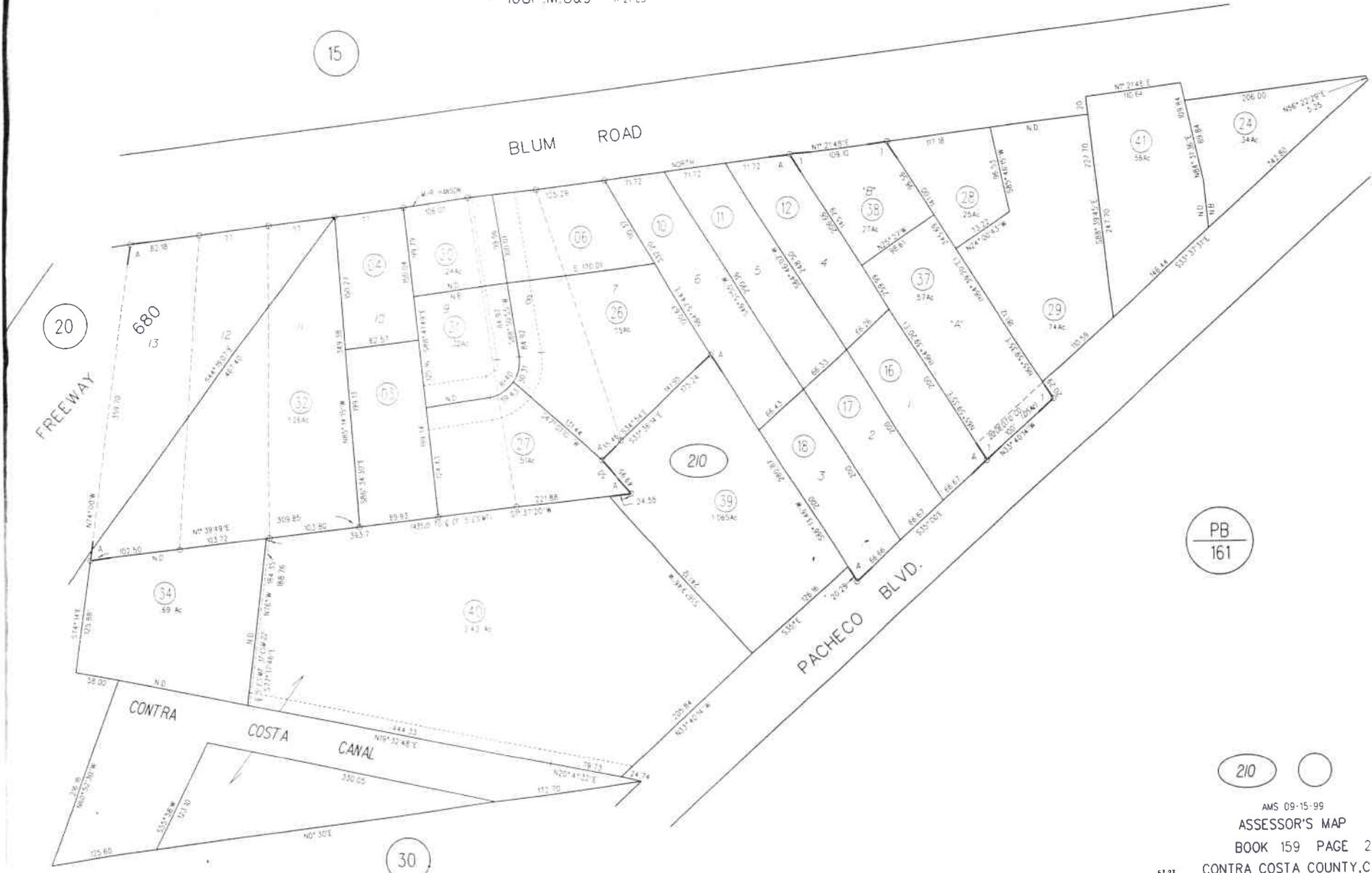
City Manager



# Attachment 2

## North Pacheco Area

HANSON VILLA  
RANCHO LAS JUNTAS  
108P.M.8&9 11 21 83



PB  
161

210