

DESCRIPTION OF UNINCORPORATED ISLANDS

The list of islands was compiled by the Contra Costa County Department of Conservation and Development at the request of LAFCO staff. The map was prepared using the County's GIS mapping program.

The list includes 16 islands that are 150 acres or less, and meet the criteria for an expedited annexation as contained in Government Code §56375.3 listed below. Also, we have included an additional five islands that are over 150 acres but under 300 acres for discussion purposes.

The criteria used for identifying small islands (i.e., 150 acres or less) as contained in the Government Code, are as follows:

- Island or pocket of area 150 acres or less
- Island is surrounded or substantially surrounded by a city or by a city and adjacent cities
- Island is not a gated community where services are currently provided by a community services district
- Island is substantially developed or developing based on the availability of public utility services, presence of public improvements, or the presence of physical improvements upon the parcel or parcels within the area
- Island is not prime agricultural land, as defined by Government Code §56064
- Island will benefit from the change of organization or reorganization or is receiving benefits from the annexing city
- Island was not created after January 1, 2000

The following is a brief description of each island. The letters correspond to those on the countywide map included with the staff report.

- A. San Pablo area: An unincorporated area including a neighborhood commonly referred to as Rollingwood, and a portion of the unincorporated community of El Sobrante (bounded by I-80 and San Pablo Dam Road). The area comprises 132± acres surrounded by the cities of Richmond and San Pablo, and within San Pablo's Sphere of Influence (SOI) and is located near I-80 off the EI Portal Drive exit. Land uses are primarily built out urban residential and a small section of public land (I-80).
- B. San Pablo area: An unincorporated neighborhood of 96± acres bounded by Hillcrest Road and Wildcat Canyon Regional Park that is surrounded by the cities of Richmond and San Pablo and mostly within San Pablo's SOI. Land uses in the area include residential and public uses including an EBMUD water reservoir and a small area of Wildcat Regional Park. The area is partially built out, and a portion of the area is within the Alquist Priolo Fault Zone which poses geologic issues.
- C. Pleasant Hill area: A 5± acre area of unincorporated land off Alhambra Avenue (eastside of the road) surrounded by the cities of Martinez and Pleasant Hill and within Pleasant Hill's SOI. Land use designations in the area include low density

residential and agricultural. The area is not built out and there is currently a subdivision application being processed through the County.

- D. Pleasant Hill area: a 51± acre area of unincorporated land substantially north of Chilpancingo Parkway surrounded (89%) by the cities of Martinez and Pleasant Hill and within Pleasant Hill's SOI. Land use in the area is residential and the area is mostly built out.
- E. Pleasant Hill area: A 37± acre area of unincorporated land adjacent to and east of the Contra Costa Country Club (near intersection of Paso Nogal and Golf Club Rd.) that is surrounded by the City of Pleasant Hill and within Pleasant Hill's SOI. Land uses in the area includes a corridor of the Contra Costa Canal and residential, and the area is built out.
- F. Walnut Creek area: a 55± acre area of unincorporated land bounded by Pleasant Hill Road to the west and adjacent to Acalanes Open Space (to the south) that is substantially surrounded (96%) by the cities of Lafayette and Walnut Creek and within Walnut Creek's SOI. Land use in the area is primarily residential. The area includes a fair amount of vacant and underutilized land, and is characterized by steep terrain.
- G. Walnut Creek area: a 190± acre area of unincorporated land west of I-680 that is surrounded by the cities of Lafayette and Walnut Creek and within Walnut Creek's SOI. Land uses in the area include residential, public (EBMUD land adjacent to a water tower) and a small portion of HOA open space. The area is mostly built out.
- H. Walnut Creek area: A 104± acre area of an unincorporated neighborhood commonly referred to as Springbrook Road, generally bounded by Highway 24 and Acalanes Open Space. The area is surrounded by the cities of Lafayette and Walnut Creek and within Walnut Creek's SOI. Land uses in the area include residential and commercial with a small section of public (Highway 24). The area has a moderate amount of vacant and underutilized land, and is characterized by steep terrain.
- I. Walnut Creek/Pleasant Hill/Concord area: A 10± acre area of an unincorporated land bounded by Bancroft Road and Mayhew Way. The area is surrounded by the cities of Walnut Creek, Pleasant Hill and Concord. The area is primarily with Concord's SOI with two parcels in Pleasant Hill's SOI. Land uses in the area include multi and single family residential and light industrial. The area is built out. Residents of this area have previously contacted LAFCO regarding annexation.
- J. Walnut Creek area: A 54± acre area of an unincorporated neighborhood entirely surrounded by the City of Walnut Creek where Walnut Boulevard and Shady Glen Road intersect. The area is within Walnut Creek's SOI. Land use in the area includes residential and the area is built out.

- K. Walnut Creek area: A 276± acre area of unincorporated land located south of the Diablo Hills Golf Course. The area is surrounded by the City of Walnut Creek and within Walnut Creek's SOI. Land use in the area is primarily residential with pockets of open space on the ridge. The area is mostly built out.
- L. San Ramon area: A 0.13± acre area of unincorporated land located west of I-680 that is surrounded by the City of San Ramon and within San Ramon's SOI. Land uses in the area include residential and HOA common area/open space (adjacent to an EBMUD water tower). This island was created after 2000 and is a remnant from LAFCO 08-27 (*Faria Preserve Reorganization: Annexations to the City of San Ramon, CCCSD and EBMUD*).
- M. Concord area: A 189± acre area (Ayers Ranch) bounded by Bailey Road and Concord Blvd that is surrounded by the City of Concord and within Concord's SOI. The area is primarily residential and is nearly built out. For several years discussions have ensued between the City of Concord, the County, LAFCO, and local residents/landowners regarding annexation of this area to the City. There is interest on the part of many residents/landowners to annex to the City. Property tax exchange discussions between the City and County are underway.
- N. Concord area: A 58± acre area of unincorporated land that is substantially surrounded (71%) by the City of Concord and within Concord's SOI. This undeveloped/underutilized area is located at the end of Kaiser Quarry Road where it becomes a private road. Land use designations include single family residential (high) and open space/agricultural.
- O. Clayton area: A 48± acre area of unincorporated land that is substantially surrounded (61%) by the City of Clayton and within Clayton's SOI. The area is located east of Mitchell Canyon Road and is primarily built out residential with equestrian use.
- P. Antioch/Pittsburg area: A 195± acre area surrounded by the cities of Pittsburg and Antioch and currently within Antioch's SOI. The area is located just east of Pittsburg city limits, and within Antioch's Somersville Road Corridor Planning Area. Land use designations include industrial and residential and is primarily vacant with one remaining industrial use. The land is a former petroleum tank farm and is owned by West Coast Homebuilders, an affiliate of A.D. Seenog Construction. In 2009, LAFCO received an application to remove this area from the Antioch SOI and place it in the Pittsburg SOI. This application is currently incomplete and remains pending.

In November 2011, the Pittsburg voters approved Measure I which amends the Pittsburg General Plan to include this 195-acre area in Pittsburg's Urban Limit Line. The measure also prezones the land and allows for a combination of single family residential, high density residential and general industrial development.

- Q. Antioch area: A 78± acre area of unincorporated land entirely surrounded by the City

of Antioch and within Antioch's SOI. Land use designation include open space and agricultural. This island is undeveloped and is a former landfill site owned by GBF Holdings, sometimes referred to as the City Dump site, and is located north of James Donlon Boulevard and east of Somersville Road.

- R. Antioch area: A 76± acre area of unincorporated land entirely surrounded by the City of Antioch and within Antioch's SOI. The land use designation is public use. This area is more commonly referred to as the County Fair Grounds site, and is located where 10th Street and L Street intersect.
- S. Antioch area: A 108± acre area of unincorporated land substantially surrounded (93%) by the City of Antioch and within Antioch's SOI. This island is generally bounded by 18th Street and the Burlington Northern Santa Fe railroad tracks. The area is predominantly residential, with limited commercial and light industrial, some open space including PG&E utility corridors, and a cemetery. The area is mostly built out. The City, County and LAFCO are currently in discussions regarding the annexation of the entire Northeast Antioch area.
- T. Brentwood area: A 140± acre area of unincorporated land substantially surrounded (98%) by the cities of Oakley and Brentwood and within Brentwood's SOI. This island is located where Lone Tree Way intersects with Virginia Drive west of Brentwood Boulevard. Land uses include residential, commercial and agricultural.
- U. Brentwood area: A 151± acre area of unincorporated land substantially surrounded (85%) by the City of Brentwood and within Brentwood's SOI. This island is bounded by Delta Road to the north and Brentwood Blvd to the west. The area is largely undeveloped. Land uses include limited residential and active agricultural (prime farmland).