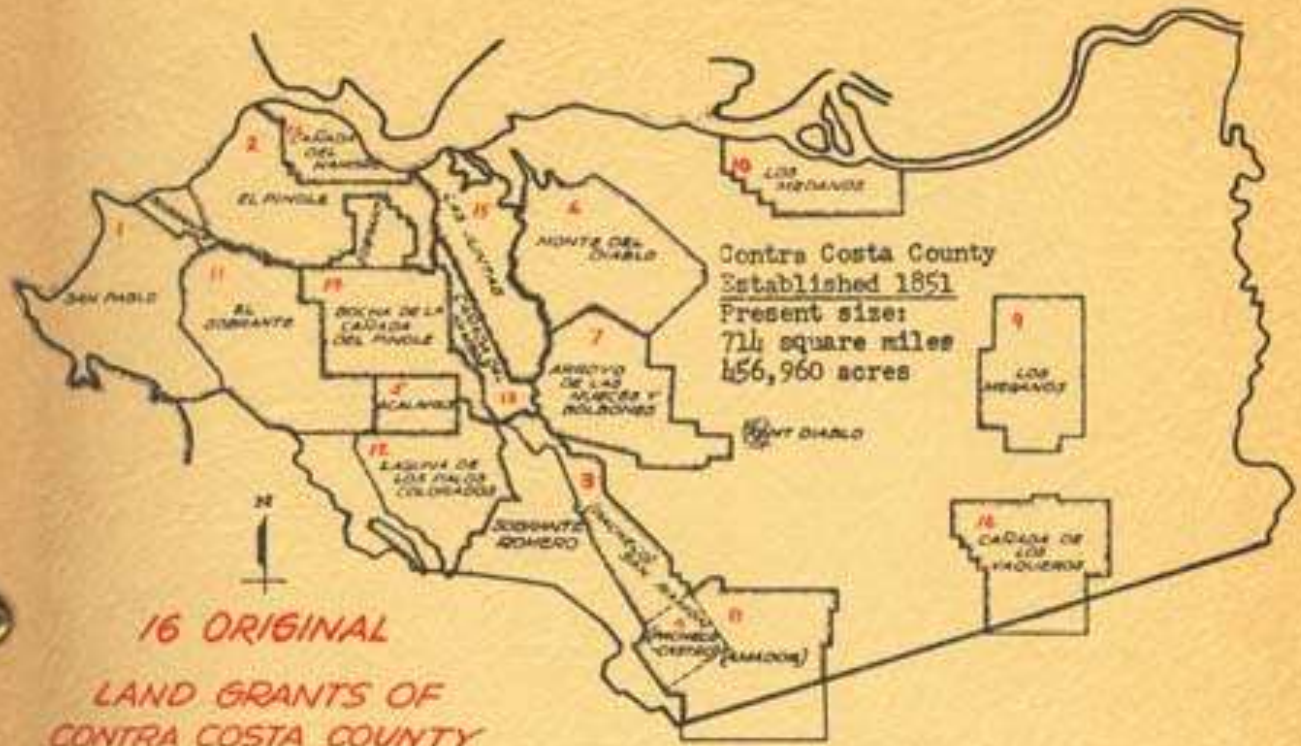


price \$2.

1966



EL SOBROANTE
PAST • PRESENT • FUTURE

COMMUNITY ACTION

COMMITTEE
Marie Daniels
Phil Eyring

Ginger Traver
Study Chairman

COMMITTEE
Ed Galli
Don Collin

EL SOBROANTE CHAMBER of COMMERCE

EL SOBRANTE
COMMUNITY ACTION

Table of Contents

| | <u>Page No.</u> |
|--|-----------------|
| Introduction | 1 |
| Letter to the Citizens of El Sobrante . . . July 1966 | |
| Historical Facts and Background | 2 |
| Planning Chart | 3-A |
| <u>Needs and Wants:</u> | |
| 1. Planning | 3-B |
| Richmond Annexation List | 4 |
| Pinole Annexation List | 5-A |
| ANNEXATION MAP | |
| <u>Needs and Wants:</u> | |
| 2. Recreational Facilities | 7 |
| Youth population and problems | |
| <u>Needs and Wants:</u> | |
| 3. Community Redevelopment (Cities comparison charts) | 8-A |
| <u>Needs and Wants:</u> | |
| 4. Police Protection | 9 |
| Patrol Beat Maps: Richmond-Pinole-C.C. Sheriff | |
| <u>Needs and Wants:</u> | |
| 5. Governmental Unit | |
| Population | 10 - 11 |
| <u>Taxes:</u> Richmond City Tax District Map | 12-A |
| El Sobrante Tax Code Area 85004 | 13 |
| Richmond and Pinole | 14 |
| Tara Hills and Montalvin Manor | 15 |
| E. S. 49 Tax Code Areas (two pages) Exhibit (1) | |
| Information Source (incomplete July 1966) | (11) |
| Population House Count (incomplete July 1966) | (111) |

The "Committee" extends sincere thanks and appreciation to the many Citizens and Employees of the City of Richmond.

Sincere "Thanks" and appreciation is also extended once again to all of the following:

The City of Pinole and it's employees: Betty Grimes, Herb Wimmer, Tom Malinowski, Chief of Police Mr. Young, Fire Chief "Pepper" Martin, C.of C. President Jack Meehan.

The City of San Pablo: Special thanks for the assistance from Mr. Gary Chase, Planning Director, to the Parks Director, and to the other Employees of the City of San Pablo.

The Contra Costa County Administrative Offices and it's many employees: Mr. Joe Connery Mr. Jerry Tara, Mr. King and Mr. Crichton Schacht.

The Residents of El Sobrante: John Boomer, Hardin Blevins, Fire Chief "Charlie" Matteson Loren Olson, John Marvin, Mr. & Mrs. E.L. Morris.

Public Services: Richmond Sanitary Service, San Pablo Sanitary District, E.S.M.U.D.

1966

EL SOBRANTE

INCORPORATION OR ANNEXATION

It is the intent of this study to disclose and analyze the effects to the community of El Sobrante under:

- A. Annexation by the cities of Pinole or Richmond.
- B. Incorporation in a No-City-Tax capacity similar to that of Pleasant Hill.

Listed below are previous reports of similar text compiled for or related to El Sobrante by:

1. Coro Foundation, 1955.
2. Zinder and Associates, 1962.
3. El Sobrante Valley Council and the Business and Professional Men's Assoc. 1963.
4. William R. Zion, Consultant, Government and Development Analysis 1966.

These reports have been thoroughly reviewed and analyzed in a sincere attempt to avoid the pitfalls which evidently ensnared them. For this reason no conclusions will be made for the people of El Sobrante, but you are urged to draw your own conclusions and make an active decision.

As a basis for this decision these facts have been compiled. Unless otherwise stated, documented proof of these facts can and will be shown,

Needs and Wants of the community will be analyzed in relation to:

1. Planning, for and by the people of El Sobrante.
2. Recreational Facilities. Long desired by the residents, and an absolute necessity for the ever increasing number of Youth in our Community.
3. Community Redevelopment and Improvement by genuinely concerned and local public bodies,
4. Police protection of adequate coverage. A department concerned with the enforcement and protection of our laws and goals.
5. A Governmental Unit of local representation. One that will seek out and use ways and means of obtaining the community's wants and needs, and keep local interests their chief concern.

In simplified terms we will analyze what these needs and wants will cost, and which course of action will come closest to accomplishing our goals.

Prepared by: Ginger Traver
Study Chairman, El Sobrante Chamber of Commerce

July, 1966

To the Citizens of El Sobrante;

The present study and report is of importance to every resident in our community.

The quality of schools, condition of streets, recreational facilities, police protection, and the physical development of the land are subjects which affect all.

If inadequacy exists in any of the subjects above, and you as a resident desire a change, then you must take action. For this reason we ask the citizens of El Sobrante to join us in this study.

The information and data within this booklet should be considered prerequisite to further study and search for solutions. Work which will be continued only with Citizen and community participation.

In analyzing the previous reports compiled for El Sobrante (listed on page one), it was evident that after presentation of these reports many similarities existed.

They are as follows:

1. All were done in a sincere attempt to produce community improvement.
2. Minor unintended mistakes were found.
3. Much controversy arose.
4. Each report produced another report.
5. The reports were conducted by a relatively intimate circle of the residents or by non-resident groups.
6. The true meaning and reasons for the report were lost in an atmosphere of hostility and confusion.
7. The problems of El Sobrante continued to grow due to lack of constructive community action.

It was also evident that many local citizens, and City and County employees, spent many hours away from their regular work gathering information for these reports. They did this in a sincere attempt to inform the residents of El Sobrante. They worked to help the Community towards constructive action and improvement.

These Citizens, the City and County officials and employees were never properly thanked for their efforts. They did not fail in their work. The Community of El Sobrante failed to respond with constructive action.

It would be naive to believe that many of the factors which plagued the other reports will not apply to this effort.

The present "Study Committee" can only hope that recognition of previous destructive events and attitudes will eliminate a reoccurrence. For this reason we will; discuss the Needs and Wants 1 thru 5 as shown on page 1 of the report. During the discussion of each item, and at the end of each item under discussion, questions will be asked. These questions will be keyed directly to the problems listed on page 1. In some cases the answers to these questions may be obvious, however, it is extremely important to determine your views.

A review list of questions and answers will be available in supplemental form at a later date. The supplement will also include a return post card on which you may express a desire for community discussion or "workshop" meetings and what days would be most convenient for you to attend.

We suggest you read the report with pencil in hand in order to write questions as they arise or to note any inaccuracies you feel may exist.

The Study and Outline for Action can not be completed without your participation.

Sincerely, Study Committee

IT'S A HISTORICAL FACT:

113 years ago in 1823, the Rancho's of San Pablo and El Pinole were granted.

125 years ago in 1841 Rancho El Sobrante (of the Castro's) was granted.

115 years ago in 1851 Contra Costa County was established.

63 years ago in 1903 Incorporation was adopted by Pinole, population was 695.

61 years ago in 1905 Incorporation was adopted by Richmond, population was 2,000.

18 years ago in 1948 Incorporation was adopted by San Pablo, population was 16,041.

and it will be a Historical Fact of 1966

The Contra Costa County Planning Department has a General Plan to be adopted by El Sobrante.

The Pinole Planning Department is working on a General Plan to be adopted which includes El Sobrante.

The Richmond Planning Department (March 14) adopted a "revised" General Plan which already included El Sobrante.

Do We Need the Needs and Wants No. 1, Planning By and For the People of El Sobrante.

Background: In 1950 approximately 99,545 people lived within the (approx.) 32 Sq. Mile area of the City of Richmond.
Four miles away in an area of (approx.) 32 Sq. Miles, lived 3,200 people. This was the Country. This was El Sobrante.

This is practically unbelievable, but true!

To more clearly visualize the distance and relative size of these two communities, a comparison of El Sobrante and Selby 1966 might be applicable.

During the post-war period hundreds of Cities throughout the Country felt the pangs of mass population change. Many prosperous Cities became virtually ghost towns. Many community "roots" had been severed and America was a nation on the move. Prior to this period the typical urban expansion moved gradually and steadily outward from a central core. The patterns were logically based on the facts that men gathered together in order to make their livelihood, and due to transportation difficulties they lived close to their work. Because of this work force and its necessity to be near other heavily populated work areas the pattern became an ever expanding circle.

The times have changed.

The people still work in the factories but there is no longer a need to live next door. The factories or industrial plants still need the work force but the age of freeways allows this work force to choose its own community.

The "Old School" must make way for the new.

The fact that we lack industry is a small excuse for allowing disorderly growth.

ANALYZE: EL SOBRANTE PAST AND PRESENT PLANNING COMBINED WITH STATUS QUO POSITION

| RICHMOND | | AREA INCLUDED | | CITY TAX DISTRICT | RANCHO BOUND. | DATES 1905-1964 | SQ. MI. | ACRES | RELATED EVENTS |
|----------|--|---------------|--|-------------------|---------------|-----------------|---------|----------|---|
| 1905 | Original City to 1964 - 59 years old | | | 1 | | 8/7/05 | 2.0890 | 1336.96 | |
| ↕ | Annex. of 1905 (23rd St. West) Should be annex, No. 1 | | | 1 | | 12/26/05 | 22.3329 | 14293.06 | |
| ↕ | Annex. No. 1 (23rd St. East) | | | 1 | | 6/3/12 | 6.5000 | 4160.00 | |
| ↕ | 3 1/2 yr Annex. No. 2 (Rich. Annex) betw. No. 2/Co. line | | | 3 | | 9/20/26 | 0.5094 | 326.02 | |
| ↕ | span Annex. No. 3 (Richmond Annex Addn.) | | | 4 | | 12/21/36 | 0.0900 | 57.60 | |
| ↕ | Annex. No. 4 (No. Richmond) S/of Costa-M/of 13th | | | 4 | | 8/7/39 | 0.1255 | 80.32 | San Pablo |
| ↕ | 1939 Annex. No. 5 (Alvarado Park) | | | 7 | | 12/4/39 | 0.0680 | 43.52 | Incorporation 1948 |
| ↕ | Annex. No. 6 (High School) Richmond | | | 5 & 6 | | 6/10/49 | 0.0046 | 2.94 | |
| ↕ | 4 9/2 yr Annex. No. 7 Garbage Dump | | | 6 | | 6/10/49 | 0.1247 | 79.81 | |
| ↕ | span Annex. No. 8 Industrial Strip | | | 6 | | 5/12/53 | 0.3625 | 232.00 | E.S. hope for City. study says annex S.P. |
| ↕ | Annex. No. 9 DeAnza Vista | | | 6 use 3 | | | | | |
| 1954 | Wildcat Canyon | | | 5 | | 9/21/54 | 5.8200 | 3724.80 | or Rich.-Coro 1955 |
| ↕ | Annex. No. 10 (9-Acre Parcel) Betw. Kay Ann/Oak Creek | | | 6 | | 2/1/55 | 0.0143 | 9.15 | |
| ↕ | Annex. No. 11 (College Highlands-Fairmeade) | | | 3 | | 9/20/55 | 1.000 | 640.0 | |
| ↕ | Annex. No. 12 (Tank Farm Hill) | | | 6 | | 9/20/55 | 1.6172 | 1035.00 | |
| ↕ | Annex. No. 13 (Atlas Parcel #1) Betw Parachstr/Beth | | | 6 | | 2/23/56 | 0.9562 | 612.00 | |
| ↕ | Annex. No. 14 (Kensington Highlands 2 & 3) | | | 6 | | 6/28/56 | 0.1152 | 73.72 | |
| ↕ | 7 yr Annex. No. 15 (Atlas Parcel 2-A) | | | 6 & 3 | | 9/28/56 | 0.2468 | 158.00 | |
| ↕ | span Annex. No. 16. (Atlas Parcel 3-A & 3-B) Bay | | | 6 | | 1/29/57 | 0.5125 | 328.00 | |
| ↕ | 14 - Annex. No. 17 (Northwest Richmond) | | | 6 | | 12/18/57 | 6.8906 | 4410.00 | |
| ↕ | Annex. No. 18 (San Pablo Avenue Strip) | | | 6 use 3 | | 7/22/59 | 0.1515 | 97.00 | |
| ↕ | Annex. No. 19 (El Dorado Gardens) Back of DeAnza | | | 6 use 3 | | 8/6/59 | 0.0406 | 25.00 | |
| ↕ | Annex. No. 20 (McClane Rd) End of Morningside Dr. | | | 6 | | 8/14/59 | - | | |
| ↕ | Annex. No. 21 (McCosker Parcel) Oak/Wildcat | | | 5 | | 6/17/60 | 0.0094 | 6.00 | EI Sobrante Zinder Study recommends Pinole. |
| ↕ | Annex. No. 22 (Wilkie Creek) Adjoins DeAnza Vista | | | 6 use 3 | | 1/10/61 | 0.0008 | .51 | |
| ↕ | Annex. No. 23 (Parcel North of Gertrude Ave.) North Richmond | | | 6 | | 3/24/61 | 0.1875 | 120.00 | 1962 plans start for Hilltop Green |
| 1953 | Annex. No. 24 (Farchester Village) | | | 3 | | 7/1/63 | 0.2570 | 164.49 | Plan starts for |
| ↕ | Annex. No. 25 (Vista View Heights) | | | 3 | | 2/18/63 | 0.0128 | 8.20 | E.S. by RichCoCC |
| ↕ | Annex. No. 26 (Portion Lot 131, S.P.R.) E.S. Rd 20 | | | 3 & 6 | | 6/27/63 | 0.0012 | .79 | |
| ↕ | 1 yr Annex. No. 27 (Hosford Heights) near top-Hillcrest | | | 3 | | 11/13/63 | 0.0128 | 8.20 | 1963 E.S. Valley Council & Business & |
| ↕ | span Annex. No. 28 (Port. Log 122, S.P.R.) E.R. Hights. | | | 3 | | 4/8/64 | .0004 | .23 | Council & Business & Prof. Mens Assoc. |
| ↕ | 9 Annex. No. 29 (Tri Lane S.P. Dam Road) | | | 3 | | 7/19/64 | .0005 | .31 | Prof. Mens Assoc. disputes Zinder. |
| ↕ | annex Annex. No. 30 (Hillcrest Road) | | | 3 | | 9/17/64 | .0072 | 4.60 | disputes Zinder. |
| ↕ | Annex. No. 31 (Parcel E/of Bernhard Ave. (See 28)) | | | 3 | | 10/29/64 | .0110 | 7.01 | recommends Richmond. |
| ↕ | 1964 Annex. No. 32 (Bethlehem Steel) | | | 3 | | 4/19/64 | 4.1992 | 2687.50 | Citizens say no - |

1964 Other Events: Tentative Map of Hilltop Green subdivision from Hilltop to Appian Way submitted to Richmond. 5,000 signatures in two weeks.

Other 1964 Richmond adopts new General Plan for Richmond.

Events 1966 First quarter, County on last phase of El Sobrante General Plan.

1966 February application from Shopping Developer to LAFCO for approval on annex to Richmond.

1966 (March 14) Richmond's General Plan is revised and approved by the City Council.

1966 (March 16) LAFCO approves annexation proposal of 148 acres bordering Appian Way at the S/W corner of Fry, 80.

MEANWHILE, ON THE OTHER SIDE OF THE RANCHO - MORE STATUS QUO?

PINOLE - One City Tax Rate Currently \$1.527

| 1903 | Original City to 1965 - 62 years old | El Pinole E.S. | 6/25/03 | 415.815 | |
|-----------|--------------------------------------|----------------|----------|----------|--|
| 1954 | 51 year span before 1st annexation | | | | Compare Rich. 49-yr span and related events |
| 1935 | Annex. No. 1 Meadow Park | El Sobrante | 6/3/54 | 73.177 | |
| | Annex. No. 2 De La Briandais | " | 2/3/55 | 219.913 | |
| | Annex. No. 3 Pinole Uplands | " | 4/6/55 | 101.381 | |
| | Annex. No. 4 Simas | El Pinole | 5/26/55 | 484.800 | Compare Rich. 7-year span and related events |
| 7 yr span | Annex. No. 5 Paria | " | 7/20/55 | 88.041 | |
| 9 - | Annex. No. 6 Ellerhorst | " | 10/26/55 | 87.279 | |
| Annex | Annex. No. 7 Cole | " | 11/4/59 | 275.940 | |
| | Annex. No. 8 Dorchman Ranch | El Sobrante | 9/14/60 | 85.755 | |
| | Annex. No. 9 Orr | " | 1/19/61 | 10.735 | |
| 1962 | Annex. No. 10 Brazil | " | 11/15/61 | 34.302 | |
| 1963 | Annex. No. 11 Meadow Park | " | 5/20/63 | 110.528 | |
| | Annex. No. 12 Appian Way | " | 5/20/63 | 18.294 | Compare Rich. 1-year span and related events |
| 2 yrs | Annex. No. 13 Silver Canyon | El Pinole | | 74.58 | |
| 1965 | Annex. No. 14 Walden-Alberdan | El Sobrante | 9/7/65 | 20.66 | |
| | | | | 2,101.20 | |

Other 1966 February; Pinole protests 148 acre annexation of El Sobrante property by Richmond, Pinole wants it:

Events 1966 March; Pinole Produces "Zion Report" on why they should get 148 acres.

MEANWHILE, back on the "El Sobrante Rancho" . . . GUESS WHAT WE GET:

1966 March: Residents of what's left of "The Land Left-Unclassified," once again Unite in Anger.

1966 March: El Sobrante Chamber of Commerce registers protest of 148 acres annexation by Richmond and unanimously approves present "Study".

1966 April & May: El Sobrante Improvement Club, Sherwood Civic League, Appian Way Widening Committee, and Local Citizens contribute to C. of C. Study with: Interest, Questions and Information. County Planning Commission announces completion of renewed, revised, tentative, General Plan of El Sobrante Valley (or those areas which are "Left" again).

1966 June 7: Primary Election. Many residents show displeasure with "Things in General", through "The Vote".

1966 June 24: First hearing of facts compiled to date on chamber study. Chairman announces study is not to be considered "complete" until El Sobrante Chamber of Commerce and community opinion is obtained.

Do We Need, Needs and Wants No.2, Recreational Facilities

Since this subject is usually thought of in respect to youth population, what is the youth population. School enrollments are a good indicator.

JUNE 1966 SCHOOL ENROLLMENTS

| <u>Area</u> | <u>School</u> | <u>Grades</u> | <u>Av. Student Per class</u> | <u>Enrollment Per School</u> | <u>K-8 Totals</u> | <u>Combined by Sept. 66</u> | |
|--------------------------------------|------------------------------|------------------------------|------------------------------|------------------------------|-------------------|-----------------------------|-------|
| El Sobrante | Elem. No. 1 | K-1 Thru 6 | 30 | 503 | | | |
| | Olinda | K-1 " 6 | 28 to 29 | 311 | | | |
| | Hillview | K-1 " 6 | 27 to 28 | 247 | | | |
| | Rancho | K-1 " 6 | 32 | 474 | | | |
| | Marie Murphy | K-1 " 6 | 30 | 545 | | | |
| | Valley View | K-1 " 6 | 30.5 | 350 | | | |
| | Sheldon | K-1 " 6 | 30 | 479 | | | |
| | Juan Crespi | | 32 | 1,056 | | 444 | |
| | | (increase 1,500 in fall) | | | | | |
| | | <u>TOTAL GRADES 1 Thru 8</u> | | | 3,956 | 3,956 | 3,965 |
| | DeAnza High | 9 Thru 12 | 29 | 2,240 | | 2,240 | |
| Fara Hills | Tara Hills | 1 Thru 6 | 30 | 810 | | | |
| | Kerry Hills | 1 " 6 | 30 | 754 | | | |
| Montalvin Manor | Elem | 1 " 6 | 30 | 714 | | | |
| | <u>TOTAL GRADES 1 Thru 6</u> | | | 2,278 | 2,278 | 2,278 | |
| Pinole | Ellerhorst | 1 Thru 6 | 28 | 540 | | | |
| | Stewart | 1 " 6 | 28 | 540 | | | |
| | Collins | 1 " 6 | 30 | 578 | | | |
| | Jr. High | 7 and 8 | 32 | 500 | | | |
| | <u>TOTAL GRADES 1 Thru 8</u> | | | 2,158 | 2,158 | 2,158 | |
| Parochial | Bethel Academy | K Thru 9 | 22 | 130 | 130 | 130 | |
| | St. Josephs | Grades 1 - 2 - 3 - 4 - 5 | | 226 | 226 | 226 | |
| | | | | 49 | 50 | 45 | |
| | | | | 47 | 35 | | |
| <u>1966 Total School Enrollments</u> | | | | | 8,757 | 11,441 | |

Schools Planned or Under Construction

| <u>School</u> | <u>Grade</u> | <u>Expected Enrollment</u> | <u>School Released</u> | | |
|---------------------------------|--------------|----------------------------|--|--|--------|
| Jr. High near Silver Ridge | 7 & 8 | 750 | Pinole Jr. High and Pop, Inc. | | |
| Pinole High School | 9 - 12 | 1500 | Temp. DeAnza and Pop. Increase | | |
| Bhannon (T.H. side of Marlesta) | 1 - 6 | 400 | Temporary relief only to T.H. area schools | | |
| | | 2,650 | 2,650 | | |
| <u>1967 Projection</u> | | | | | 14,091 |

A brief look at residential Units under construction or planned in the immediate area: Hilltop Green, 1,500; Silver Const., 2,000 - Sweeney Built 185, Total 3,685 additional living units in these three projects only.

Most of these residential units will include 3 or 4 Bedrooms.

An estimate of 2 children per home would mean an additional 7,370 children when these units are completed (3 to 5 years).

Do We Need and Want No. 3?
Community Redevelopment and Improvement (or Beautification)

The largest populated land area in El Sobrante not cut by annexations lies between DeAnza Whitecliff and Freeway 80. There are 3,951 registered voters in this area. El Sobrante (unincorporated) has a total of 4,895. The State Board of Equalization multiplies the total number (4,895) by 3 to estimate our population at 14,685. This area is serviced by two bus lines. Part of this area, from the intersection of San Pablo Dam Rd. and Appian Way to Freeway 80, contains an elementary school, a parochial school, seven churches, 40 to 50 business firms, and the only library and Jr. High School in the entire El Sobrante area. The streets to the Businesses, Schools, Churches, and Library are used by residents of RICHMOND, EL SOBRANTE, and PINOLE.

Have you ever tried to make a left hand turn off Dam Road onto Appian Way between five and six p.m. on a work day? You may not have been able to see Appian Way, but you knew you were in the right (or left) lane because you fell in line back by the Banks! Have you really LOOKED at the deteriorating condition of the streets, at the lots filled with weeds, Depressing? Or are you so used to the "Dirty Paper-Blown Look" on Dam Road that you seldom notice Appian Way?

Are There Additional Traffic Problems?

When the Richmond School System was "unified", a bond issue was passed to build Juan Crespi. Apparently adequacy of access roads was not a factor in site selection. Basically there are only two streets leading to Juan Crespi with access from Appian Way. They are Manor Road and Allview Avenue. In addition to drainage problems, approx. 98% of this route lacks sidewalks.

Numerous buses weave their way to and from Juan Crespi Jr. High over these narrow peck-marked streets creating dangerous traffic conditions. The buses travel through a residential tract of homes where in many places two cars cannot bypass each other because of other cars parked on both sides of the street. Some of the Jr. High students walk to and from school (bus rides cost from 30 to 50 cents per day per student). At these same times the students in the Elementary School on Manor Road are walking on or along the streets, or in maddy ditches when it rains.

A brief outline of bus routes follows showing the number of times these streets are traveled per day.

School Buses

| | | |
|----|---|---|
| AC | From Manor Road to Loma Linda to St. Andrews to Mitchell to Allview (students from Richmond annexations & El Sobrante and beginning in Sept. - Sherwood Forest areas) | Present Use: 16 times/day Total Sept. '66 : 24 times/day |
|----|---|---|

| | | |
|--------|--|---|
| United | Uses all above roads except Manor Road. (students from Pinole & Annexes, Montalvin Manor, & Tara Hills) | Present Use: 16 times/day Expected increases: Sept. '66 : 20 times/day |
|--------|--|---|

Plus - Regular Bus Service

| | | |
|----|---|---------------------------------|
| AC | Traverses Appian Way - Manor Road and Hilltop * School Bus service (during school yr.) AC only | Present Use: 46 times/day 24 |
| | Total trips on these 3 roads during school year | 70 times/day |

Have you ever had out-of-town friends or relatives come to visit and look at you amused when you tried to tell them, "El Sobrante is the best place in the whole area to live. We have everything out here...Good churches, the best schools, trees, country atmosphere, and the green grass grows all around and around." Would YOU believe???

Take a good look at it through their eyes for once. El Sobrante has a lot of good things, but it has just about lost its eye appeal.

| Did you know | El Sobrante | Richmond | Pinole | San Pablo | Pleasant Hill |
|--|-----------------------|----------|---------|-----------|---------------|
| Area in Square Miles | Approx. 22 | 54.27 | 4. | 2.93 | 4.5 |
| Population 1966 (approximate) | 15,000 | 80,450 | 12,000 | 23,250 | 28,000 |
| * Pop. Estimate for Local Agency Form. Comm. Mar. 16 '66 | 9,000 | | | | |
| Annual Growth in the next 10 to 15 year span | 1,500 | 400 | 1,500 | 500 | 600 |
| Assessed Valuation Per Capita | \$1,213 | \$2,883 | \$1,191 | \$997 | \$1,020 |
| * " " using the above pop. estimate given to IAPCO Mar. 16 '66 | \$2,020 L.A.F.C.D. | | | | |
| Average tax Per \$100. assessed Valuation | \$9.379 | \$10.485 | \$9.682 | \$10.227 | \$11.359 |

When a community thinks of incorporation, the first stumbling block thrown at them is. "You must have No. 1, a broad tax base, and No. 2, a high assessed valuation per capita. Without this, your taxes will be too high." Richmond and Pleasant Hill have No. 1A Broad Tax Base. Richmond has No. 2 High assessed valuation per capita. They do not have the lowest tax rate.

STUDY COMMITTEE NOTE: Due to the delay in receiving additional information, the further analysis on Needs and Wants No. 3 Community Redevelopment and Improvement and No. 5 A Governmental Unit will be available later in supplemental form.

They will include: Surprising facts and predictions on population growth and trends; Impact on present and future zoning by Contra Costa County; Pertinent information on local street costs and construction; Expected revenue from or to El Sobrante if we annex or incorporate; Procedure to incorporate or annex; Outline for community action; Aerial Photo Map; plus a historical section of 125 years of dispute on "El Sobrante of the Castro's", including how El Sobrante marked an era in the history of Contra Costa County known as "The Bloody '70's".

Did you like El Sobrante when you first purchased real estate here? Yes _____ No _____
Why? _____

Did you like the country atmosphere? Yes _____ No _____

Have you made any improvements to your property since you bought? Yes _____ No _____

Have you done anything outside of the boundaries of your own property to protect the value of your investment? Yes _____ No _____

Do you think that maybe you should? Yes _____ No _____

"Aristotle said: 'Men come together in cities in order to live, but they remain together in order to live the good life.' It is harder and harder to live the good life in American cities.

The catalogue of ills is long: There is decay of the centers and the despoiling of the suburbs. There is not enough housing for our people or transportation for our traffic. Open land is vanishing and old landmarks are violated.

The water we drink, the food we eat, the very air we breathe, are threatened with pollution. Our parks are over-crowded, and our seashore overburdened. Green fields and dense forests are disappearing.

A few years ago we were concerned about the ugly American. Today we must act to prevent an ugly America.

For once the battle is lost, once our natural splendor is destroyed, it can never be recaptured."

President Lyndon B. Johnson

POPULATION

What IS the population figure for El Sobrante?
Take a guess - everyone else has!

| Year | Asses. Val. | Population | | | | | | |
|-----------------------|-------------|--|--------|--------|--------|--------|------------------------|---------|
| 1937 | | 100 1st subdivision old Thomas Bros. Map | | | | | | |
| 1950 | | 1,200 estimate El Sobrante Herald Bee | | | | | | |
| 1950 | | 3,000 El Sobrante Fire Dept. counted 1,000 homes on large aerial photos then multiplied by 3. | | | | | | |
| 1955 | \$4,000,000 | 9,000 Coro Report. Method used as follows: 1. P.O. Stops, 2,052 X 3.5 = 7,182 2. P.G.&E. meters 2,100 X 3.5 = 7,350 (Both felt too low) 3. Regis. Voters 3,223.5 X 3 = 9,671 4. Elem. Sch. enrollment 1,562 X 7.3 = 11,403 (Both felt too high) 5. House count and family size sampling taken by El Sobrante Volunteer Fire Dept. 100 homes sampled for family size which was determined to average 4 per house. 2,256 X 4 = 9,024. This method considered most accurate Coro's projection: 45,000. | | | | | | |
| 1958 | | 16,000 plus 3,000. DeAnza Whitecliff Thomas Bros. Maps | | | | | | |
| 1958 | | 10,000 P.G.&E. | | | | | | |
| 1960 | | 10,750 (approx.) Zinder estimate. U.S. census said 2,751 DeAnza-Whitecliff with maximum projection of 4,000. | | | | | | |
| Projections | | 1960 1965 1970 1975 1980 1985 1990 2020 | | | | | | |
| S.F. Bay Area Council | 30,200 | | 33,600 | | 47,500 | | 61,400 | 157,800 |
| Richmond Planning | 15,227 | 18,060 | | 26,600 | | 32,100 | 34,800 | |
| C.C.C. Planning | | 20,000 (1966) to maximum | | | | | 54,572 (Inc. Richmond) | |
| | | *U.S. Census Dept. **Dept. of Finance Est. | | | | | | |
| | | ***Richmond Plan Est. (includes DeAnza-Whitecliff) | | | | | | |
| 1960 | | 2,751 Total Richmond in El Sobrante which would leave population at 12,476. U.S. Census | | | | | | |
| 1961 | | 16,000 Fire Dept. | | | | | | |
| 1962 | | 12,375 Zinder | | | | | | |
| \$11,000,000. | | | | | | | | |
| \$12,207,410. | | 1962-63 County assessed value | | | | | | |
| 1963 | | 11,400 El Sobrante Valley Council and Business & Prof. Mens Assoc. | | | | | | |
| \$12,740,110. | | 1963-64 C.C.C. | | | | | | |
| 1964 | | | | | | | | |
| \$17,498,620. | | 1964-65 C.C.C. | | | | | | |
| 1965 | | 12,400 Postmaster's estimate | | | | | | |
| \$18,194,220. | | 1965-66 C.C.C. assessed valuation. | | | | | | |

POPULATION 1966

- March 16, 1966 8,000 to 10,000 Mr. Conery's estimate for Local Agency Formation Commission Meeting.
- April 1966 15,000 El Sobrante Improvement Club estimate.
- May 1966 12,320 population estimate P.G.& E. 3,791 meters less 271 commercial - leaves 3,520 residential meters multiplied by 3.5.
- May 1966 15,000 El Sobrante Post Office based on summer '64 stops of 4,366 --169 business = 4,197 residence x 4% increase per year (8% = 2 yrs.) multiplied by 4 would give 1966 population estimate of 18,131 less Whitecliff-DeAnza 3,131. NOTE: Richmond Planning Estimate for 1965.
- It should be noted that the 1958 Coro Report felt both of the above methods of population estimates were too low.
- May 1966 14,685 method used by California Board of Equalization multiply registered voters in unincorporated El Sobrante Fire District by 3. Registered voters April 14, '66 equals 4,895.
- June 1966 18,000 El Sobrante Fire Department.
- June 1966 15,000 Mr. Connery suggested I contact the Planning Department in determining population. This was their estimate.

POPULATION ESTIMATE BY HOUSE COUNT & SAMPLE

With the help of local citizens, clubs, and students, a house count and population sample is being conducted and is just a "few areas" short of being complete. Very "Special Thanks" to Dorothy Westgard, 20 year resident and long active in civic affairs. Mrs. Westgard counted over 1,500 homes and 5,400 people (3,890 people were from actual count and the rest by estimate).

The El Sobrante Chamber of Commerce also extends "Thanks Again" to Nancy Oakley, Mrs. John Corl, Mrs. Linhart, Lou and Lucy Rasmussen, and Stan Aising. Henry Whitney, Walt and Jerry Stripe, and the El Sobrante Improvement Club. Mary and Arvey Gomez, John Boomer, Verna Otten, and The Sherwood Civic League. Contra Costa College Students: Sandy and Carol Schoenberger, and Linda Rasmussen. DeAnza High: Eugene Oakley, Troy Draper, Tommy De Lauter, and Garrison Traver.

COUNT TO DATE

POPULATION: 10,376 (By actual count: 3,890; Estimate: 6,486) Homes counted: 2,868

Due to the length of this material, it has been placed at the end of the book. Final results will be available later in supplemental form. See "Exhibit 3" (end of book).

POPULATION (Exhibit 3)

| <u>Street</u> | <u>Homes</u> | <u>People</u> | <u>Street</u> | <u>Homes</u> | <u>People</u> | <u>Street</u> | <u>Homes</u> | <u>People</u> |
|--------------------|--------------|---------------|-------------------|--------------|---------------|-----------------|--------------|---------------|
| Allview Avenue | 66 | 258 | Kristen Lane | 3 | 8 | Pebble Court | 4 | 19 |
| Amend Road | 6 | 11 | La Honda Court | 5 | 16 | Pebble Drive | 38 | 150 |
| Andrew Way | 25 | 73 | La Honda Road | 23 | 78 | Pine Hill Drive | 7 | 28 |
| Appian Court | 3 | 8 | Live Oak Circle | 5 | 16 | Quiet Lane | 2 | 8 |
| Appian Way | 64 | 218 | Manor Road | 59 | 234 | Ramsey Court | 14 | 59 |
| (Freeway to Curve) | | | Marin Road | 31 | 108 | Rancho Road | 22 | 69 |
| Argyle Road | 6 | 16 | Marvin Court | 6 | 19 | No. Rancho Rd. | 12 | 46 |
| Barranca Avenue | 12 | 38 | Mifflin Avenue | 23 | 97 | Renfrew Court | 9 | 32 |
| Bayview Court | 13 | 48 | Mifflin Court | 6 | 29 | Renfrew Road | 40 | 130 |
| Birdsong Lane | 2 | 8 | Oak Creek Road | 9 | 36 | Rincon Road | 71 | 268 |
| Bishop Pine Lane | 5 | 13 | Holly Lane | 6 | 24 | St. Andrews Dr. | 44 | 132 |
| Burgess Way | 1 | 5 | Hunters Lane | 10 | 44 | Shirley Vista | 12 | 40 |
| Carlfield Avenue | 22 | 64 | Idlewood Circle | 15 | 52 | Skyline Drive | 23 | 73 |
| Christopher Court | 13 | 67 | Jasmine Court | 7 | 23 | Sobrante Court | | |
| Christopher Way | 1 | 5 | Jasmine Way | 6 | 18 | Solano Court | 14 | 43 |
| D'Avila Way | 3 | 10 | Joan Vista | 21 | 66 | Sunny Lane | 14 | 48 |
| Driftwood Court | 16 | 63 | Juanita Court | 10 | 42 | Thompson Lane | 19 | 73 |
| El Cerro Drive | 27 | 114 | Juanita Drive | 14 | 48 | Ulrich Lane | 3 | 15 |
| Franklin Lane | 2 | 11 | Kelvin Court | 6 | 26 | Valley View Ct. | 5 | 20 |
| Fulton Way | 11 | 36 | Kelvin Road | 46 | 149 | Whitesands Ct. | 16 | 70 |
| Greenbrae Court | 5 | 6 | Kirkpatrick Drive | 3 | 12 | Whitesands Pl. | 2 | 7 |
| Heath Drive | 4 | 3 | Kister Circle | 3 | 10 | | | |
| Hilltop Road | 90 | 330 | | | | | | |
| | | | | | | TOTAL..... | 1,085 | 3,890 |

POPULATION BY HOUSE COUNT & ESTIMATE

| <u>Street</u> | <u>Total Homes</u> | <u>Estimate Method Used</u> | <u>People Estimated</u> | <u>Street</u> | <u>Total Homes</u> | <u>Estimate Method Used</u> | <u>People Estimated</u> |
|------------------|--------------------|-----------------------------|-------------------------|---------------------|--------------------|-----------------------------|-------------------------|
| So. Rancho Road | 25 | 1 x 4 | 86 | Hillcrest) | | | |
| Sobrante Avenue | 54 | 7 x 4 | 185 | Canyon Park) | | | |
| Sunset Drive | 11 | 1 x 4 | 26 | Green Acres) | 426 | 3.5 | 1,491 |
| Valley View Road | 21 | 1 x 4 | 62 | Homes from D'Avilla | | | |
| Trigger Lane | 3 | 1 x 4 | 9 | to the Dam | 527 | 3.5 | 1,844 |
| Cavoretto | 4 | x 4 | 16 | Foster Tract) | | | |
| Montera Court | 5 | x 4 | 20 | Garden Rd. & Lane) | | | |
| St. James Court | 13 | x 4 | 52 | Homes between) | | | |
| Santa Rita Road | 85 | x 4 | 340 | Dam Road and) | | | |
| Tract at the S/W | | | | La Colina) | 306 | 4 | 1,224 |
| area of Hilltop | | | | Homes from Dam Rd. | | | |
| & Freeway 80 | 161 | x 3.5 | 563 | and Appian Way to | | | |
| | | | | D'Avilla | 142 | 4 | 568 |
| | | | | TOTAL..... | 1,783 | | 6,486 |

