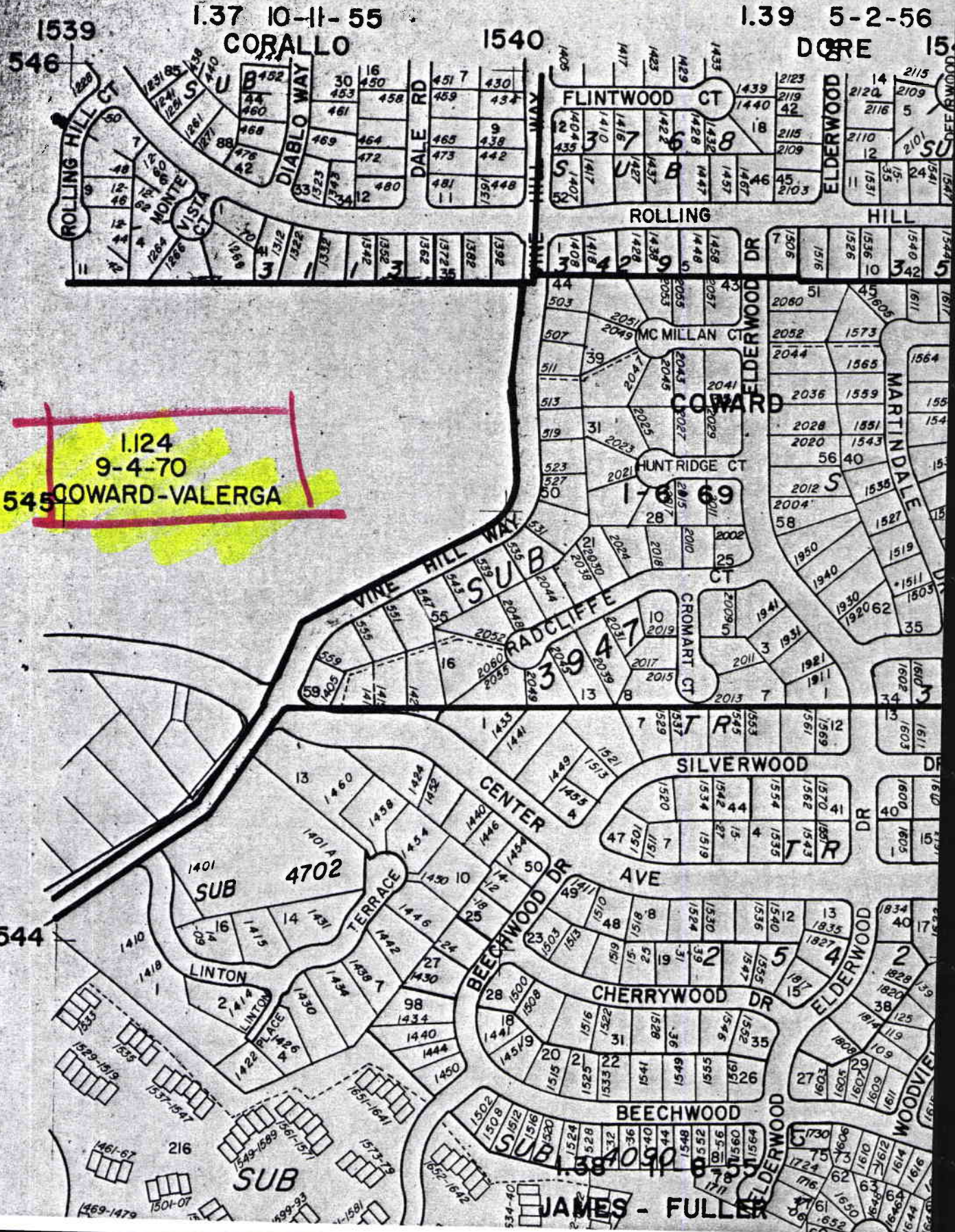


# ~~ANNEXATION~~



1.124  
9-4-70  
545 COWARD-VALERGA

H12



COPY

26236

MAR 21 1973

*Howard - Vallerga*

AFFIDAVIT OF COMPLETION

STATE OF CALIFORNIA )  
COUNTY OF CONTRA COSTA ) ss.

LAWRENCE J. KOWALSKI, being first duly sworn, deposes and says:

1. He is now and at all times mentioned was the City Clerk of the City of Martinez, a municipal corporation;

2. The City Council of the City of Martinez conducted proceedings relating to:

The annexation of territory to City of Martinez under Government Code Sections 3500-35015, and further provided specifically by Section 54797.1 and 56261 of the Government Code, as amended.

3. All requirements of the law relating to the proceeding designated in paragraph 2 have been complied with.

4. The certificate of the Secretary of State describing the document in his office which is required to complete the proceedings is attached to this affidavit. The document referred to was filed with the Secretary of State on November 16, 1970

5. A certified copy of the boundary description as set forth in the proceedings is attached, together with a map delineating the boundary, and both are incorporated by this reference.

Dated this 20th day of March, 1973.

*Lawrence J. Kowalski*  
Lawrence J. Kowalski, City Clerk  
City of Martinez

Subscribed and sworn to before me this 20th day of March, 1973



*Ruth A. Steiner*  
Ruth A. Steiner  
Notary Public in and for the County  
of Contra Costa, State of California.



STATE BOARD OF EQUALIZATION

1020 N STREET, SACRAMENTO, CALIFORNIA  
(P.O. BOX 1799, SACRAMENTO, CALIFORNIA 95808)

RECEIVED

DEC 10 1970

CITY CLERK, CITY OF MARTINEZ  
By \_\_\_\_\_ Deputy

- GEORGE R. REILLY  
First District, San Francisco
- JOHN W. LYNCH  
Second District, Fresno
- PAUL R. LEAKE  
Third District, Woodland
- RICHARD NEVINS  
Fourth District, Pasadena
- HOUSTON I. FLOURNOY  
Controller, Sacramento
- H. F. FREEMAN  
Executive Secretary

Mr. Lawrence J. Kowalski  
Martinez City Clerk  
525 Henrietta Street  
Martinez, California 94553

Dec. 8, 1970

Your letter of  
Dec. 2, 1970

Dear Mr. Kowalski:

This is to acknowledge receipt of the statement(s), filed as required by Section 54900, et seq., of the Government Code by which certain territory designated as Coward-Valerga Annexation was annexed to the City of Martinez by Resolution No. 153 (1970 Series) on November 16, 1970:

- Legal description(s) of boundaries
- Map(s) showing boundaries
- Resolution(s) No. 153 (1970 Series)
- \_\_\_\_\_ Ordinance(s) No.
- \_\_\_\_\_ Other

The 1971 Board roll will reflect the action evidenced by the above statement(s) unless it is found to be inadequate. If it is found to be inadequate or its validity for assessment or taxation purposes is questioned, we will bring such a situation to your attention.

A copy of this acknowledgment has been sent to the Department of Business Taxes. If they need additional information for local sales and use tax purposes they will notify you.

Very truly yours,

L. J. EASTMAN, Chief  
VALUATION DIVISION

eo  
cc-Mr. E. F. Wanaka  
Contra Costa County Assessor  
cc-Local Tax Unit - Room A-253

CITY OF •



• CALIFORNIA

December 2, 1970

Office of the City Clerk

Dear Sir:

COWARD-VALERGA ANNEXATION

Uninhabited territory designated as "Coward-Valerga Annexation" became officially annexed to the City of Martinez as of November 16, 1970. This territory is undeveloped.

For your information, I enclose maps showing the boundary lines, and Resolution No. 153 (1970 Series) containing the legal description of the annexed property.

Very truly yours,

Lawrence J. Kowalski, City Clerk  
City of Martinez

ras

encl. Ordinances -  
Maps -

REVISED LIST OF RECIPIENTS OF ANNEXATION MAPS & ORDINANCES  
(1-29-69)

MAIL

	ORD. <u>CYS.</u>	MAPS <u>CYS.</u>		ORD. <u>CYS.</u>	MAPS <u>CYS.</u>
City & County Cooperative Projects Engineer, Div. of Highways P.O. Box 3366, Rincon Annex San Francisco, Calif. 94119	4	4	County Dept. Public Wks. Hall of Records Martinez, Calif.	2	2
<del>State Board of Equalization P. O. Box 1799 Sacramento, Calif. 95808 Attn: Martin C. Rohrke</del>	1	3	Martinez Sanitary Serv. 700 Main Street Martinez, Calif.	2	2
<del>Walter T. Paasch, Cty. Clerk Hall of Records Martinez, Calif.</del>	2	2	C.C.C. Water Dist. 1840 Salvio St. Concord, Calif. Attn: James Greig	1	1
<del>Fred Wanaka, Cty. Assessor Court House Martinez, Calif.</del>	2	1	Chamber of Commerce 609 Main Street Martinez, Calif.	2	2
Chief A.V. Streuli 2010 Geary Rd. (Consol. Fire) Pleasant Hill, Calif.	2	1	Martinez Real Estate Board, 3855 Alhambra Avenue Martinez, Calif.	2	2
Dept. of Commerce Census Bureau Washington, D.C. Attn: Census Director	2	1	Calif. Highway Patrol 1584 Willow Pass Rd. Concord, Calif. Attn: Capt. E.M. Jelich	0	1
County Bldg. Inspector Admin. Bldg. Martinez, Calif. Attn: R.J. Kraints	2	1	Mt. View Garbage Co. P.O. Box 462 Martinez, Calif.	1	1
Pacific Tel. & Tel. Co. 609 Las Juntas St. Martinez, Calif. Attn: E.G. Miller, Mgr.	2	1	C.C.C. Communications Ctr. 7th Floor, Admin. Bldg. Martinez, Calif.	0	1
Pacific Gas & Elect. Co. 920 Main Street Martinez, Calif. Attn: E.R. Clement, Mgr.	6	4	<u>DELIVER</u>		
C.C.C. Flood Control Dist./ Admin. Bldg. Martinez, Calif.	1	1	Chief of Police Martinez Water Dept. Building Inspector	2 2 0	1 1 1
C.C.C. Planning Commission Admin. Bldg. Martinez, Calif.	2	1	Planning Commission (via Secty.)	1	1
Thomas Bros. Maps 1326 S. Broadway Los Angeles, Calif. 90015	0	1	Dir. of Public Works	2	0
			City Manager	1	1
				<u>46</u>	<u>39</u>

ANNEXATION TITLE

*Coward Valerga*  
Date Mailed  
11-16-70



Office of the  
Secretary of State

SACRAMENTO

**IT IS HEREBY CERTIFIED:**

That on the 18th day of November, 1970, there was  
filed in this office a certified copy of Resolution No. 153 adopted by the  
(1970 Series)  
Council of the CITY OF MARTINEZ on November 4, 1970,  
approving the annexation of certain contiguous, uninhabited territory, designated:

**"COWARD-VALLERGA ANNEXATION TO THE CITY OF MARTINEZ"**



Dated: November 18, 1970

*H. P. Sullivan*  
H. P. SULLIVAN, Secretary of State

# STATE OF CALIFORNIA



## DEPARTMENT OF STATE

It is hereby certified:

That the annexed transcript has been compared with the RECORD on file in my office, of which it purports to be a copy, and that the same is full, true and correct.



Dated: NOV 16 1970

H. P. Sullivan, Secretary of State

By Ralph B. Martin  
Deputy Secretary of State

CITY OF •



• CALIFORNIA

November 16, 1970

Office of the City Clerk.

Mr. and Mrs. James Coward  
2640 Yuba Street  
El Cerrito, California

Dear Mr. and Mrs. Coward:

It is an extreme pleasure to inform you that the City Council of the City of Martinez, at their meeting held on Wednesday, November 4, 1970, adopted Resolution No. 153 (1970 Series). This resolution has for its purpose annexing your property, Assessor's Parcel No. 162-020-09, to the City of Martinez.

Steps have already been taken to provide services normally offered to property owners within the City. Also, the water rate for your property will be reduced from an "outside" City rate to an "inside" rate, effective immediately.

If you have any questions regarding the above, or any other City service, please do not hesitate to contact me.

Very truly yours,

Lawrence J. Kowalski, City Clerk  
City of Martinez

CITY OF •



• CALIFORNIA

November 16, 1970

Office of the City Clerk

Mr. and Mrs. Glenn E. Valerga  
515 Vine Hill Way  
Martinez, California

Dear Mr. and Mrs. Valerga:

It is an extreme pleasure to welcome you as a resident of the City of Martinez, following annexation proceedings approved by the City Council on Wednesday, November 4, 1970.

Steps have already been taken to provide you with the services normally offered to property owners within the City. Also, your water rate will be reduced from an "outside" City rate to an "inside" rate, effective from your last billing date.

If you have any questions regarding the above, or any other City service, please do not hesitate to contact me.

Very truly yours,

Lawrence J. Kowalski, City Clerk  
City of Martinez

CITY OF •



• CALIFORNIA

November 13, 1970

Office of the City Clerk

Honorable H. P. Sullivan, Jr.  
Secretary of State  
State Capitol  
Sacramento, California

Dear Sir:

Enclosed are three maps and three certified copies each of  
City of Martinez Resolutions as follows:

Laino-Reichold Annexation	Resolution No. 151 (1970 series)
Ricks Annexation	" " 152 " "
Coward Valerga Annexation	" " 153 " "

annexing these uninhabited parcels of land to the City of  
Martinez. These resolutions were adopted by the City  
Council of the City of Martinez on November 4, 1970.

These annexations were accomplished by the adoption of  
resolutions, pursuant to the Government Code Section 54797.1  
as is more particularly contained in the attached resolutions.

Please return two endorsed copies of each to me for our  
City files.

Very truly yours,

Lawrence J. Kowalski, City Clerk  
City of Martinez

encl.

ras

RESOLUTION OF THE LOCAL AGENCY FORMATION COMMISSION  
OF THE COUNTY OF CONTRA COSTA MAKING DETERMINATIONS  
AND APPROVING PROPOSED COWARD-VALERGA ANNEXATION TO  
THE CITY OF MARTINEZ

The Local Agency Formation Commission finds:

Application for proposed Coward-Valerga Annexation to the City of Martinez was filed by the city with the Executive Officer of this Local Agency Formation Commission on October 7, 1970; and

At the time and in form and manner provided by law, said Executive Officer gave notice of public hearing by this Commission upon said application; and

The Executive Officer reviewed said application and prepared a report, including his recommendation therein, said application and report having been presented to and considered by this Commission; and

The public hearing by this Commission was held on November 4, 1970 at the time and place specified in said notice of public hearing; and

At this hearing this Commission heard and considered all oral and written protests, objections and evidence presented or filed, and all persons present were given an opportunity to be heard in respect to any matter relating to said application and report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that:

Section 1. The proposal is assigned the designation of "Coward-Valerga Annexation to the City of Martinez", and the territory proposed to be annexed is declared uninhabited.

Section 2. Said application for Coward-Valerga Annexation to the City of Martinez is approved, subject to the condition that the boundary of the territory proposed to be annexed is to be as described in attached Exhibit "A".

Section 3. Pursuant to Government Code, Section 54797.1 the Commission authorized the city council to annex this territory without notice and hearing by said council.

PASSED AND ADOPTED on November 4, 1970 by the following vote:

AYES: Coll, Grote, Roberts, Welch, Dias

NOES: None

ABSENT: None

I hereby certify that the foregoing is a true and correct copy of a resolution passed and adopted by said Commission on the date aforesaid.

  
\_\_\_\_\_  
J. A. CONNERY  
Executive Officer

JSC: bgg  
encl.

cc. City Clerk, City of Martinez ✓  
City Manager, City of Martinez

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COWARD-VALERGA ANNEXATION TO THE CITY OF MARTINEZ

Portion of the Rancho Las Juntas described as follows:

Beginning at the southwestern corner of the Pereira Annexation to the City of Martinez Annexation Ordinance No. 578 C. S., being a point on the northern boundary of Vine Hill Way; thence, leaving said City boundary, South 15° 47' West to the center of said Vine Hill Way; thence Southeasterly along the center of said Vine Hill Way to the boundary of the City of Martinez, Coward Annexation, Ordinance No. 652 C. S.; thence, following the boundary of said City of Martinez, Northerly, Northeasterly, Westerly, Southerly and Northwesterly to the point of beginning.

Containing 54.8 acres, more or less.

**RESOLUTION NO. 153**  
**(1970 Series)**

**WHEREAS**, there has been filed with the City of Martinez, State of California, duly acknowledged and written petitions of all property owners requesting that certain territory therein and hereinafter described, be annexed to the City of Martinez under the authority of and in accordance with, "Annexation of Territory", Sections 3500-35015 of the Government Code of the State of California, and as further provided specifically by Section 54797.1 and 56261 of the Government Code, as amended; and

**WHEREAS**, the City of Martinez did, file with the Local Agency Formation Commission, its application for annexation of the said territory, **COWARD-VALLERGA PROPERTY**, to be annexed to the said City of Martinez; and

**WHEREAS**, the Local Agency Formation Commission considered the application for annexation of the **COWARD-VALLERGA PROPERTY** to the City of Martinez at its meeting held on November 4, 1970; and

**WHEREAS**, the Local Agency Formation Commission considered at their public hearing, all oral and written protests, objections, and evidence presented or filed, and all persons present were given an opportunity to be heard in respect to any matter relating to said application; and

**WHEREAS**, the Local Agency Formation Commission determined that the territory to be annexed is uninhabited; and

**WHEREAS**, the Local Agency Formation Commission approved the application for annexation to the City of Martinez; and

**WHEREAS**, it is deemed to be in the best interest of the City of Martinez that said proposed territory be annexed to and become part of the City of Martinez; and

**WHEREAS**, Section 35310.1 provides that annexation without due notice and hearing can be completed by adoption of a resolution, with the consent of property owner (s),

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MARTINEZ:**

1. That the City of Martinez does hereby approve the annexation to the City of Martinez, and to become a part thereof, the following described property to wit:

A portion of the Rancho Las Juntas:

Beginning at the point of intersection of the southwestern boundary of Subdivision 3579 with the westerly boundary of the property described in the deed to James F. and Julie Coward in Book 4738, page 704 of the Official records; thence northerly and easterly along the western and northerly boundaries of said property to its intersection with the westerly limits of Vine Hill Way, said westerly limits also being the existing limits of the City of Martinez; thence southwesterly along said city limits to its intersection with the centerline of Vine Hill Way; thence westerly along said centerline to its intersection with the projection of the westerly boundary of the Coward property; thence northerly along the western boundary of said Coward property to the point of beginning.

2. That said territory is hereby designated as "COWARD-VALLERGA ANNEXATION TO THE CITY OF MARTINEZ."

3. That immediately upon this resolution becoming effective, a certified copy thereof, giving the date of its passage under the seal of the said City of Martinez be transmitted by the City Clerk of the City of Martinez to and filed with the Secretary of the State of California, and after the date of such filing the annexation of said territory shall be to all intents and purposes part of the City of Martinez, and after such annexation said property shall be subject to taxation equally with the property in said municipal corporation to pay its portion according to assessed valuation of the outstanding indebtedness of said City of Martinez.

4. The City Clerk of the City of Martinez is hereby directed to cause this resolution to be published once in the Morning News Gazette, a legal newspaper of general circulation printed and published in the City of Martinez, and hereby designated for said purpose.

\*\*\*\*\*

I HEREBY CERTIFY that the foregoing is a true and correct copy of a resolution duly adopted by the City Council of the City of Martinez at a regular meeting of said Council held on the 4th day of November, 1979, by the following vote:

AYES: Councilmen - LAIRD, LANCE, SPARACINO, TIERNEY, KRAUSE  
NOES: Councilmen - None  
ABSENT: Councilmen - None  
NOT VOTING: Councilmen - None

  
Lawrence J. Koslowski, City Clerk  
City of Martinez

COWARD-VALERGA ANNEXATION

A portion of the Rancho Las Juntas described as follows:

Beginning at the point of intersection of the southwestern boundary of Subdivision 3579 with the westerly boundary of the property described in the deed to James F. and Julie Coward in Book 4738, page 704 of the Official Records; thence northerly and easterly along the western and northerly boundaries of said property to its intersection with the westerly limits of Vine Hill Way, said westerly limits also being the existing limits of the City of Martinez; thence southwesterly along said city limits to its intersection with the centerline of Vine Hill Way; thence westerly along said centerline to its intersection with the projection of the westerly boundary of the Coward property; thence northerly along the western boundary of said Coward property to the point of beginning.

Containing therein approximately 54.4 Acres.

PETITION FOR ANNEXATION

TO THE

CITY OF MARTINEZ

\* \* \*

I, WE, the undersigned, owner(s) of real property located at:

515 Vine Hill Way

hereby request and consent to the annexation of the above mentioned property to the City of Martinez.

Owner's name Glenn E. and Carol M. Valeraga

Mailing Address 515 Vine Hill Way  
Martinez, Calif

Glenn E. Valeraga Signature

11-4-70 Date

Carol M. Valeraga Signature

11-4-70 Date

\_\_\_\_\_  
Signature Date

(OFFICE USE)

Parcel No. \_\_\_\_\_

Date Received 11/4/70

A.V. \_\_\_\_\_

Status \_\_\_\_\_

(Detach Here)

I desire additional information on the matter of annexing my property to the City of Martinez. Please call me at (Phone) \_\_\_\_\_ on \_\_\_\_\_ (date), (time) \_\_\_\_\_.

Name \_\_\_\_\_

Address \_\_\_\_\_

City Council

July 27, 1970

Planning Commission

Valerga-Coward Annexation

The Planning Commission considered the proposal to annex the Valerga-Coward properties located adjacent, northerly and westerly of Vine Hill Way adjacent and southerly of Pleasant View subdivisions, at its meeting of July 21, 1970.

The Commissioners voted to recommend to the City Council that these properties be annexed to the City of Martinez.



Barry E. Whittaker, Acting Secretary

mf

cc: P.W. Dept.  
Bldg. Dept.

ITEM NO. 4 - ANNEXATION: GLENN E. VALERGA, JAMES F. & JULIE COWARD, owners

Location: Approximately 61 acres, located adjacent, northerly and westerly of Vine Hill Way adjacent and southerly of Pleasant View Subdivisions.

Zoning: County A-2 (General Agriculture)

Request: That the City annex the subject parcel, with the H (Holding) Zone designation.

Recommendation: Staff recommends that the Planning Commission favorably consider this item, and forward it to the City Council with a recommendation for its approval.

Discussion: This annexation has been proposed by the two property owners in a petition recently received by the City. The primary reason for this annexation is to obtain city water service. This is of particular importance, since the Coward property is currently occupied by a golf course; the Cowards have recently signed a 10-year lease with another party for the continued operation of this recreational facility. The Valerger property, which is surrounded on three sides by the golf course, has recently gone through Division of Land procedure with the County. It was at this time that the desirability of annexation was first discussed. After subsequent discussions on the part of the City with Mr. Valerger, application for annexation for this property was made. It should be noted that the Division of Land was secured primarily for the purpose of financing and that the applicant plans to retain the entire property. The proposed use of this site will be as a single family residence, together with a limited amount of agriculture (e.g., raising of animals as 4-H projects). The number of animals kept on the property is in conformance with County standards; since these standards are more permissive than those of the City, this activity is, in fact, a non-conforming use. Staff foresees no problems, however, arising from this endeavor. The issue of street improvements and right-of-way dedication has also been analyzed and discussed with the applicants, especially in regard to any further extension of Center Avenue through the subject properties. Since Staff does not foresee any imminent need for the construction of this link, no recommendation for dedication or improvements is being made. A map indicating the relationship with the subject properties with the surrounding area is attached. This item is slated to go before LAFCo on Friday, July 17.

AAP



~~COWARD-VALERGA ANNEXATION~~  
~~VALERGA-COWARD ANNEXATION~~

EXHIBIT "A"

A portion of the Rancho Las Juntas described as follows:

Beginning at the point of intersection of the southwestern boundary of Subdivision 3579 with the westerly boundary of the property described in the deed to James F. and Julie Coward in Book 4738 Pg. 704 of the Official Records; thence northerly and easterly along the western and northerly boundaries of said property to its intersection with the westerly limits of Vine Hill Way, said westerly limits also being the existing limits of the City of Martinez, thence southwesterly along the western boundary of Vine Hill Way to its intersection with the westerly boundary of the Coward property; thence, leaving the western boundary of Vine Hill Way, northerly along the western boundary of said Coward Property to the point of beginning.

Containing therein approximately 54.4 Acres.

HVD:mf  
7/14/70

PETITION FOR ANNEXATION

TO THE

CITY OF MARTINEZ

\*\*\*

*By [Signature] 7/11*

I, WE, the undersigned, owner(s) of real property located at:

515 YINE HILL WAY  
MARTINEZ, CALIFORNIA

hereby request and consent to the annexation of the above mentioned property to the City of Martinez.

Owner's name Earlyn Donley Mel Eskey  
Madalynne June Centers

Mailing Address 43 Clarewood Lane  
Oakland, California 94618

Earlyn Donley Mel Eskey 7-25-70  
Signature Date

\* Madalynne J. Centers 8-10-70  
Signature Date

\_\_\_\_\_  
Signature Date

(OFFICE USE)

Parcel No. \_\_\_\_\_ Date Received \_\_\_\_\_

A.V. \_\_\_\_\_ Status \_\_\_\_\_

(Detach Here)

I desire additional information on the matter of annexing my property to the City of Martinez. Please call me at (Phone) \_\_\_\_\_ on \_\_\_\_\_ (date), (time) \_\_\_\_\_

**RECEIVED**  
AUG 14 1970  
ASS'T. CITY MANAGER  
CITY OF MARTINEZ

Name \_\_\_\_\_  
Address \_\_\_\_\_

PÉTITION FOR ANNEXATION

TO THE

CITY OF MARTINEZ

\*\*\*

I, WE, the undersigned, owner(s) of real property located at:

ASSESSOR'S PARCEL NO 162-020-09

hereby request and consent to the annexation of the above mentioned property to the City of Martinez.

Owner's name James & Julia Coward

Mailing Address 2640 YUBA ST.

EL CERRILLO CA.

James A. Coward Signature

July 10 1970 Date

Julia Coward Signature

July 12 1970 Date

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

(OFFICE USE)

Parcel No. \_\_\_\_\_

Date Received \_\_\_\_\_

A.V. \_\_\_\_\_

Status \_\_\_\_\_

=====  
(Detach Here)

I desire additional information on the matter of annexing my property to the City of Martinez. Please call me at (Phone) \_\_\_\_\_ on \_\_\_\_\_ (date), (time) \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

WATER SERVICE AGREEMENT

This agreement, made and entered into this            day of July, 1970,  
by and between James F. Coward and Julie Coward, his wife, hereinafter  
referred to as "Owners" and the City of Martinez, a municipal corporation,  
hereinafter referred to as "City".

W I T N E S S E T H :

Whereas, Owners desire to obtain water service to the parcel of land  
shown on the Contra Costa County Assessor's Rolls as Parcel No. 162-020-09; and

Whereas, the City encourages all properties receiving water service  
to be annexed to the City.

Now, therefore, the parties hereto agree as follows:

1. Owners agree to annex said property to the City of Martinez.
2. City agrees to waive the \$500 per acre acreage connection fee  
for the portion of the property used as a golf course and for as long as the  
said property is used as a golf course.

The \$500 per acre acreage connection fee on any portion of the  
aforementioned parcel not used as a golf course, or for expansion of the golf  
course, shall be due and payable at such time as development occurs requiring  
the installation of water service.

At such time as said property is used for any other purpose, other  
than a golf course, the acreage connection fee shall be paid at that time and  
without further action become due and payable by the Owner or Owners of the  
property. This specific provision shall be binding upon the heirs, successors,  
and assigns of the Owners.

3. Owners agree to pay all other water fees and rates as set forth  
in the City of Martinez Water System "Regulations Governing Water Service."

4. All the covenants herein contained are expressly for the use and  
benefit of the premises to which they relate, and, as such, shall be deemed to  
run with the land and to be binding upon the assigns of the City and upon the  
heirs, successors, and assigns of the Owners.

In witness whereof, the City of Martinez, a municipal corporation  
has caused this agreement to be executed by its Mayor and attested to by

the City Clerk, and James F. Coward and Julie Coward, his wife, have caused same to be executed on the day and year first above written.

James F. Coward  
James F. Coward  
Julie Coward  
Julie Coward, his wife

Owners

CITY OF MARTINEZ, a municipal corporation

By: James Krause  
James Krause, Mayor of the  
City of Martinez

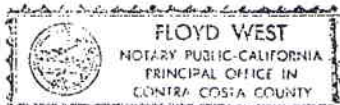
ATTEST:

Lawrence J. Kowalski  
Lawrence J. Kowalski, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

Apparard before me this  
16<sup>th</sup> day of July, 1970, in the  
city of Contra Costa county of  
Contra Costa, State of California.  
They who are personally known  
to me, and subscribed their  
signatures to this document  
before me, James F. Coward and  
Julie Coward.



FLOYD WEST Floyd West  
My Commission Expires Feb, 27, 1971





ORDINANCE NO. 692 C.S.

The City Council of the City of Martinez does ordain as follows:

That the Municipal Code be amended by deleting Section 10,196.10 ANNEXED TERRITORY and inserting the following in its place:

SECTION 10,196.10 ANNEXED TERRITORY. All territory annexed to the City shall be placed in the H (Holding) District, unless pre-zoned in accordance with the intent of the General Plan, until duly amended by the Planning Commission in conformance with Article 12 of this Chapter. The Planning Commission may, at any time deemed appropriate, make a study of the annexed territory and initiate a change of zone compatible with the General Plan and the objectives prescribed in Section 10,100 of this Chapter. The owner of annexed property, or the authorized agent of the owner, may initiate similar action at any time by filing an application for a change in district, as prescribed in Section 10,196.1.

This Ordinance shall take effect thirty (30) days after its adoption provided it has been duly published in the manner required by law for the adoption of Ordinances.

APPROVED: Charles Laird  
Mayor

ATTEST:

Lawrence J. Kowalski  
City Clerk

\*\*\*\*\*

I HEREBY CERTIFY that the foregoing Ordinance was duly and regularly introduced at a regular meeting of the City Council of the City of Martinez held on the 7th day of January, 1970, and duly passed and adopted at a regular meeting of said City Council held on the 4th day of February, 1970, by the following vote:

AYES: Councilmen - BENSON, KRAUSE, LANCE, SPARACINO, LAIRD  
NOES: Councilmen - NONE  
ABSENT: Councilmen - NONE  
NOT VOTING: Councilmen- NONE

Lawrence J. Kowalski  
Lawrence J. Kowalski, City Clerk  
City of Martinez

CITY OF MARTINEZ

ORDINANCE NO. 694 C.S.

The City Council of the City of Martinez does ordain as follows:

That the Municipal Ordinance be amended by the addition of Section 10,122.13 H (Holding) District, as follows:

Section 10,122.13 H (Holding) District. The following regulations shall apply to the H District, subject to the general provisions and exceptions prescribed in Article 7 of this Chapter.

Section 10,122.13 (a) Permitted Uses:

1. Agriculture, including horticulture, viticulture, and the raising of small crops and fruit or nut-bearing trees.
2. Single family dwellings on existing legal lots, and those appurtenant uses described in Section 10,109.1.

Section 10,122.13 (b) Conditional Uses:

Any legal use deemed appropriate by the Planning Commission, and in keeping with the intent of the General Plan and the objectives of Section 10,100 of this Chapter.

Section 10,122.13 (c) Site Development Regulations:

1. Single family dwellings shall conform with the site regulations required under Section 10,109 for the density specified on the General Plan for the subject area.
2. Regulations for all other uses shall be those specified under the provisions of the Use Permit.

This Ordinance shall take effect thirty (30) days after its adoption, provided it has been duly published in the manner required by law for the adoption of Ordinance.

APPROVED:

*Charles Laird*  
Mayor

ATTEST:

*Lawrence J. Kowalski*  
Lawrence J. Kowalski, City Clerk

I HEREBY CERTIFY that the foregoing Ordinance was duly and regularly introduced at a regular meeting of the City Council of the City of Martinez held on the 21st day of January 1970, and duly passed and adopted at a regular meeting of said City Council held on the 4th day of February 1970, by the following vote:

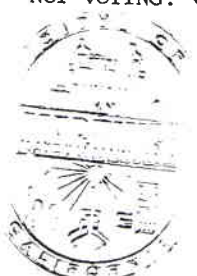
AYES: Councilmen - BENSON, KRAUSE, LANCE, SPARACINO, LAIRD

NOES: Councilmen - NONE

ABSENT: Councilmen - NONE

NOT VOTING: Councilmen - NONE

*Lawrence J. Kowalski*  
Lawrence J. Kowalski, City Clerk





# CITY OF MARTINEZ CALIFORNIA

## OFFICIAL ZONING MAP



APRIL 1945  
 OCT 1950  
 FEB 1951  
 SEPT 1969  
 JANUARY 1970  
 APRIL 1976

- H Holding
- R-1 One Family Resic
  - 6 6,000sq.ft. m
  - 7.5 7,500sq.ft. n
  - 10 10,000sq.ft. r
  - 20 20,000sq.ft. r
  - 40 40,000sq.ft. l
- R-2 Multi-Family Res
- R-3 Multi-Family Res
- R-D Two-Family Res

P.U.D.  
10 DU/AC.

R-1-40

R-1-75

R-1-7.5

H

R-1-40

R-1-30