

V. CITY OF OAKLEY

LOCATION, ADMINISTRATION AND OPERATIONS

The City of Oakley was incorporated in 1999, making it the newest city in Contra Costa County. Located in eastern Contra Costa County, on the western edge of the San Joaquin Valley, it is east of and adjacent to the City of Antioch and north of and adjacent to the City of Brentwood.

The City encompasses approximately 15.9 square miles including the 2006 annexation of the East Cypress Area. The City population as of January 1, 2008 is approximately 33,200 (State Department of Finance).

Oakley is characterized by the relatively flat terrain of the Valley. Land uses range from a variety of urban uses in the developed portion of the community and nearby areas to west and south, to agricultural land to the east and the San Joaquin Delta to the north.

State Highway 4, from its intersection with State Highway 160 at the western border of the City passes through Oakley and it extends south through the City of Brentwood and from there eastward to the City of Stockton.

The City's existing boundaries and sphere of influence (SOI) are largely coterminous, due to the 2006 annexations of Areas I and II of the East Cypress Corridor. The sphere extends beyond the City boundary in the northeast area as shown on the map as Exhibit A and includes approximately 504 acres.

City Governance– Oakley is a general law city and operates pursuant to the laws of the State of California (Government Code Section 34000 et seq.).

It has a five-member city council. All city council members are elected at large for four-year terms. The Mayor is chosen by the council members. It utilizes a council-manager form of government.

The City Council regularly meets twice monthly. It posts notices and agendas at City Hall, Freedom High School and 204 Second Street. The City's website is www.ci.oakley.ca.us. It's "Oak Leaf" newsletter is distributed three or four times a year.

The City has a Planning Commission and, in addition, appoints representatives to various countywide and regional commissions, including the County Advisory Council on Aging, Library Commission and Transportation Commission.

City Infrastructure – Oakley's inventory of community facilities includes City Hall and the Community Annex which house many of the City offices.

All dedicated local public streets and related structures within its boundaries are owned by and maintained by the City. This inventory of public streets continues to grow as

new developments are approved and builtout, and the developer constructed roads are accepted by and dedicated to the City.

The City owns and maintains an extensive inventory of public parks and recreational facilities. These include Briarwood Park, Civic Center Park, Creekside Park, Cypress Community Park, Dewey Park, Heather Park, Heartwood Park, Holly Creek Park, Lakewood Drive Park, Laurel Ball Fields, Live Oak Ranch Park, Magnolia Community Park, Main Street Park, Manresa Park, Marsh Creek Glen Park, Novarina Park, Nutmeg Park, Oak Grove Park, Ponderosa Park, Pheasant Meadows, Riata Park, Sycamore Drive Park, Simoni Ranch Community Park and Open Space, Stonewood Park and Summer Lake Community Park.

Municipal Services – Oakley provides an array of local municipal services:

- Police protection, including traffic law enforcement
- Land use planning and building regulation
- Parks and public recreation programs
- Open space maintenance
- Animal Regulation
- Street maintenance, including bridges and culverts
- Street lighting
- Flood control, drainage and storm water disposal

Details regarding the level and range of City services were provided by the City and are available in a number of City documents and reports in the LAFCO office.

The City provides neither water nor wastewater as a municipal service. The Diablo Water District is the retail water service provider within the City, and the Ironhouse Sanitary District collects, transports and disposes of liquid waste.

Water and wastewater services are evaluated in a separate MSR report - 2007 Water and Wastewater Municipal Services Review – East Contra Costa County.

Oakley continues to mature as a city. The City Manager's Budget Message for Fiscal Year 2008-09 reports that among its accomplishments the City hired its first in-house parks maintenance staff, completed the transfer of three joint-use recreation and runoff retention bases from the County Flood Control District, accepted eight new parks constructed by developers and completed the City zoning map in electronic format.

Finances - The City recommended Operating and Capital Budget for FY 2008-09 is available on line. The LAFCO office has the City's Annual Financial Report ending June 30, 2007 and the Capital Improvement Program for FY 2006-07 to 2010-11.

The City reports it expects little revenue growth in the coming year, which is attributable to slowing of private development and real estate activity and related decline in building, planning and engineering revenue. Nonetheless, the staff has recommended the addition of 1.5 FTE new police officers.

Following are recommended City General Fund Revenues for FY 2008-09:

Property taxes and property transfer taxes *	\$5,475,000
Interfund Charges for Service **	4,508,000
Development Fees	1,900,000
Sales tax	1,500,000
Franchise fees	433,000
Transient Occupancy Taxes	264,000
Business license fees	115,000
Interest Income	300,000
Motor Vehicle in Lieu	160,000
Grants and Other Revenue	<u>471,000</u>

Budgeted General Fund Revenue **\$15,126,000**

* Includes City's share of 1% property tax collected by the County and property taxes in-lieu of vehicle license fees.

** Includes cost recoveries related to impact fee programs, developer application processing, special taxes and assessments and other special purpose revenues.

Following are proposed General Fund expenditures for FY 2008-09:

Police Services	\$7,369,000
City Council	48,000
Administration *	2,114,000
Public Works, including Parks	1,707,000
Recreation Services	471,000
Planning, Building, Code Enforcement	1,811,000
Animal Control	152,000
Human Resources	18,000
Economic Development	36,000
Community Outreach	168,000
Transfers Out **	<u>2,757,000</u>

Projected Expenditures **\$16,651,000**

* City Manager, City Clerk, City Attorney, Finance, Information Services

** Transfers from the General Fund are to capital projects funds. \$1,157,000 is from current year taxes other recurring sources of revenue; \$1,600,000 is from accumulated fund balance in excess of the City's targeted reserve level (20% of annual expenditures).

Municipal Capital Improvement Plan - Because capital improvements take several years to plan, design, finance and complete, the Capital Improvement Program (CIP) is

for a period of years from FY 2008-09 to 2012-13. It includes a number of physical improvements to serve the existing City population and accommodate growth.

The City indicates that its CIP has been aggressive in the past few years in both construction projects and advanced planning studies. Although impact fee revenue is projected to slow due to the downturn in the building cycle, prior planning and redevelopment bond proceeds will allow an active capital improvement year.

The City indicates that several projects are either under design or construction. Detailed information about the CIP is available in the LAFCO office; the majority of the projects relate to the City's circulation system and parks. These include for example:

- Laurel Road Widening – Hwy. 4 Bypass to Empire, O'Hara to Woodhill, Woodhill to Brown, Brown to Empire and O'Hara to Main
- Laurel Road Median – Hwy. 4 Bypass to Main
- Oakley Road Median – Neroly to Empire
- Main Street Median – Bridgehead to Vintage Parkway, Rose to Laurel.
- Signalization at Laurel/Empire, Live Oak/Main and Laurel/Brown.
- Intersection Widening at Laurel/Main and Laurel/O'Hara
- Multi-Use Trails – Carpenter Road, Main Street, Hill Avenue
- Delta Road Bike Lane
- Parks – Dutch Slough Community, Laurel Crest, Freedom Basin, Creekside at Laurel, Nutmeg at Laurel Elementary School, Rose/Simoni Ranch Park.

Local Governmental Agencies that Overlap the City - All or portions of the City are overlapped by the following special districts:

- Byron-Brentwood-Knightsen Union Cemetery District
- Contra Costa Mosquito and Vector Control District
- Contra Costa Resource Conservation District
- County Service Area EM-1 (Emergency Medical Services)
- Diablo Water District
- Ironhouse Sanitary District
- East Contra Costa Fire Protection District
- East Contra Costa Irrigation District
- East Bay Regional Park District
- Reclamation District 799 (Hotchkiss Tract)
- Reclamation District 2137 (Hotchkiss Tract)

CITY PLANNING BOUNDARIES AND GROWTH

Planning Boundaries - The incorporation in 1999 encompassed much of the Oakley planning area. The 2020 General Plan adopted by the City Council in December 2002 included land within the City and unincorporated territory to the east known as the East Cypress Corridor.

The majority of the East Cypress Corridor (Areas I and II) was annexed to the City. The exception, Area III, fronts Dutch Slough on the north and Sandmound Slough on the

east. The City had submitted a proposal to annex concurrent with the Area I and Area II proposals, but withdrew that application.

The annexation of Areas I and II included 2,115 acres (3.3 square miles). The City's General Plan and rezoning designation for the East Cypress Corridor permits a variety of land uses, including up to 4,664 residential units, 445,600± sq. ft. of commercial space, three elementary and one middle schools, 260± acres of community/neighborhood parks and lakes, manmade lakes, 116+ acres of wetlands/dunes, flood-control levees, 143± acres of open space/easements, and other community and recreational uses.

The City's corporate city limits include approximately 15.9 square miles (10,176 acres). The adopted sphere of influence for the City comprises additional 504± acres in the East Cypress Corridor Area III.

In providing information for this Municipal Service Review, the City indicated that its boundaries are correct at this time but that it is evaluating the area south of Delta Road towards a new, proposed high school as a possible expansion of City boundaries. The City Council has also asked its staff to begin evaluation and consultation with LAFCO regarding a potential boundary change for areas along north Bethel Island Road (i.e., areas not annexed in 2006).

In 2004, the voters in Contra Costa County approved Measure J that extends to 2034 the local half-cent transportation sales tax, previously approved in 1988 (Measure C). This measure ties transportation funding to the provisions of local agency adopted urban growth boundaries.

Under Contra Costa County's Transportation Sales Tax Expenditure Plan, each jurisdiction within the County must comply with either a countywide mutually agreed upon voter approved ULL or the local jurisdiction's voter approved ULL before that jurisdiction would be eligible to receive specified funding from Measure J. The City Council is projected to adopt a resolution within the next several weeks agreeing to adopt the countywide ULL.

Residential Construction

The residential activity in the City of Oakley can be measured by the following numbers of building permits issued in a calendar year for single family homes:

<u>Year</u>	<u>SFH Permits</u>
2001	190
2002	248
2003	265
2004	209
2005	532
2006	608
2007	277
2008*	123

*as of 7/31/08

Based on emerging economic trends, the recent downturn in residential construction, and the deferral of development in the east Cypress Corridor, residential building permits are expected to continue to decline.

The City will need to accommodate the anticipated impacts associated with a reduced rate of growth, along with capital improvements, fiscal and service related impacts associated with this decline.

Availability of Vacant Land

The City has prepared a current inventory of current vacant land supply both within the existing City boundaries and within its Sphere of Influence based on the potential types of land use. The following table summarizes this information:

<u>Potential Land Use</u>	<u>Acreage within City</u>	<u>Acreage Outside City but Within Sphere of Influence</u>
Residential	2,201	12
Commercial	342	44
Industrial	408	-
Other*	<u>2,404</u>	<u>211</u>
Totals	5,355	267

* "Other" includes Agricultural, Public/Semi-Public, publicly owned vacant land that cannot be urbanized by the City, and land designated as Urban Reserve pursuant to the General Plan.

PUBLIC SAFETY SERVICES

Police - The City of Oakley contracts with the Contra Costa County Sheriff for public safety services in the community.

Within the City's FY 2008-09 budget there are 28 authorized sworn positions and four FTE support positions. The department is supplemented by two active reserve police officers, a contract with REACH for a youth diversion program, i.e., youth and family services and Chaplain program. The current police officer-to-resident ratio is about .85 per 1,000. The Department is funded by City General Fund revenues and a special assessment for public safety within the City.

The City has experienced significant growth in the past several years. In 2007, the Sheriff responded to a total of 30,512 calls for service within the City. This compares with responding to 27,224 calls in 2004, 26,671 calls in 2005, and 27,611 calls in 2006. Responses were categorized by need for immediate action with Priority 1 calls requiring the most immediate action. In 2007, the Sheriff responded to the following calls: Priority 1 - 4,241, Priority 2 - 3,925 and Priority 3 - 22,345. In addition, it completed 4,064 case reports in 2007.

The Police Headquarters is located at 3231 Main Street, adjacent to the City Hall. There are no substations or other policing centers. Community Programs include Neighborhood Watch, assigned school resource officer, anti-drug education program, vacation watch and drunken driving education for high school students.

The Sheriff has a number of joint response/mutual aid agreements with other agencies, including cities within Contra Costa County, California Law Enforcement Mutual Aid Plan and the Mutual Aid Mobile Field Force.

Fire – The City does not provide fire protection as a municipal function, though it does contribute funding for fire protection-related improvements such as fire station construction within the City funded through an impact fee.

The City is within and receives services from the East Contra Costa Fire Protection District (ECCFPD). This County-governed district provides fire prevention, suppression and emergency medical services for eastern Contra Costa County. The District serves the cities of Brentwood and Oakley, unincorporated communities of Bethel Island Byron, Discovery Bay, Knightsen and unincorporated areas, totaling about 250 square miles.

The ECCFPD was formed in 2002 through the consolidation of three fire districts: Bethel Island Fire Protection District, East Diablo Fire Protection District, and Oakley Fire Protection District. The ECCFPD is funded primarily through property taxes and has served the City of Oakley since its formation.

The District is bordered on the west by the Contra Costa County Fire Protection District and maintains mutual aid agreements with other fire protection agencies within and near Contra Costa County.

The ECCFPD facilities include District headquarters located in Brentwood, along with nine fire stations, one of which is within the Oakley– Station 93. The County owns Station No. 93 and the land where the station is located.

The District provides fire suppression and prevention services both within the City and the remainder of the District. It does not make distinctions with respect to services provided within or outside City boundaries. Staffing is assigned by station and their respective response areas are not constrained or determined by municipal boundaries. The ECCFPD staffs with a two- person fire crew.

The cities of Brentwood and Oakley are currently exploring the economies that may be realized by reorganizing the Contra Costa County Fire Protection District and ECCFPD.

ECCFPD does not provide paramedics on their fire engines. Rather, County Service Area (CSA) EM-1, a County-governed countywide district, provides emergency medical services including paramedic ambulance, first-responder medical programs and medical communications.

The CSA EM-1 was formed in 1989 and is funded through a miscellaneous charge on real property that is collected with the property tax bill. CSA EM-1 has two separate zones. Zone A is the San Ramon Valley; the rest of the County is Zone B. The miscellaneous charge in Zone A is less than in Zone B because enhance paramedic services were already being provided by the San Ramon Valley Fire Protection District.

In 2007, the Ambulance Dispatch Report for CSA EM-1 indicates there were 75,209 dispatches, of which 58,692 (or 78%) were Code Three runs and 16,517 (or 22%) were Code Two.

Of these dispatches, 1,644 (or 2.2%) were in the City of Oakley. There were 1,244 Code Three calls (or 76%) and 400 Code Two calls (or 24%).

CSA EM-1 services are countywide and include increased paramedic services, countywide medical communications and increased medical equipment and supplies, including defibrillation machines on EM-1 vehicles and some fire department vehicles.

COMMUNITY DEVELOPMENT SERVICES

The Department of Community Development (CDD) consists of two divisions that work in cooperation with each other to manage planning and building issues the City.

- The Planning Division is responsible for preparing General and Specific Land Use Plans and also administers the City Zoning Ordinance.

The City is currently in the process of updating the Housing Element of the General Plan. Completion is anticipated in June 2009.

- The Building Division reviews and approves all construction plans for compliance with applicable State and municipal codes and statutes.

In FY 2006-07 the City issued 924 building permits with a valuation of \$173,386,823. Comparable figures for FY 2007-08 were 535 building permits with a valuation of \$83,194,492, indicating a substantially lower volume. Furthermore, the number of new single family housing starts in 2007- 08 (179) was substantially less than the previous fiscal year for which the new family starts were (406).

New commercial projects were also down from eight in 2006-07 to two in 2007-08.

It is felt by City staff that based emerging economic conditions these building permit statistics will continue to fall off.

The City is beginning the process of updating the Housing Element of the General Plan and anticipates completion prior to March 2009.

REDEVELOPMENT AND ECONOMIC DEVELOPMENT

The Redevelopment Agency handles revenues and expenses associated with the Agency's debt service, capital project and housing funds.

Economic Development is responsible for programs to encourage business creation, attraction and retention within the community and is the liaison with economic development agencies in the region. Some of the recent economic development programs and activities include installation of sewer and storm drainage infrastructure to stimulate light industrial development; completing various plans including a specific plan and EIR on the 300+ acre former DuPont property and the Downtown Development Plan and EIR; and facilitating the development of the recently approved River Oaks Crossing commercial project on the corner of Main and Bridgehead. This project will include approximately 600,000 square feet of retail/commercial facilities.

Also, within Economic Development the Housing Division implements the City's affordable housing programs.

TRANSPORTATION AND ROAD SERVICES

Public roadways and related improvements (other than State highways) within the City are owned, improved and maintained by the City. Street maintenance includes street sweeping and catch basin/storm drain repairs to implement NPDES requirements.

Road improvements are based on the City General Plan Circulation Element and often driven by land use development projects and related contributions by development interests.

The pavement management program includes contracts for asphalt repair and maintenance, pothole repair, repair and replacement of curbs, gutters and other concrete structures, sign installation/replacement and pavement markings for traffic control, and street lighting and phasing of signal light maintenance.

The City owns and maintains approximately 101.91 centerline miles of public roadway.

Transit services for the City of Oakley and surrounding areas, including connection to the BART station in the City of Pittsburg, is provided by Tri-Delta Transit that serves all of Contra Costa County.

PARKS, RECREATION, LIBRARY AND CULTURAL SERVICES

The City of Oakley provides a range of park and recreational services to residents of all ages. The Recreation Division includes the following divisions develops and supervises recreation activities for pre-school through senior citizens, including youth and adult sports, aquatics, instruction classes, trips, health and fitness and special events.

The City partners with the local school district, East Bay Regional Park District and YMCA to meet community recreational needs. The City's Master Plan for Parks, Trails and Recreation (June 2002) provides an inventory of facilities and improvements and is available on the City's website.

City recreation infrastructure includes numerous local parks. It has adopted a standard of 6.0 acres of parkland for each 1,000 residents for the provision of park and recreation services. It has partnered with the school district for use of a swim center. A skate park and BMX bike track are under construction.

The City prepares an activities guide three times a year that lists all recreation programs and is published by and available from the *Oakley Press*.

Library services within the City of Oakley and elsewhere in the County are provided by the Contra Costa County Library Department. The Oakley branch library is a joint use facility located at 1050 Neroly Road adjacent to Freedom High School.

The Library is staffed by County employees. It is a full service library facility to check out books, DVDs, books on CD and offers programming for all ages including an active summer reading program.

SOLID WASTE COLLECTION, RECYCLING AND DISPOSAL SERVICES

Solid waste and recycling for residential and commercial uses within the City of Oakley are provided by a private company, Oakley Disposal, under a franchise agreement with Ironhouse Sanitary District. The City is in compliance with State recycling goals.

Both waste and recyclable materials are collected weekly and transported to a transfer station in Pittsburg which is owned and operated by Garaventa Enterprises, the parent company of Oakley Disposal. It is a 90,000 square foot, single-stream processing facility that was completed just this year.

Recycled materials are sorted, recovered and marketed from the transfer station. Waste is disposed of at the Potrero Hills Landfill in Solano County.

SERVICE REVIEW DETERMINATIONS

Infrastructure Needs and Deficiencies

The City has infrastructure to provide a wide array of services, and master plans for streets, parks, recreational facilities and other improvements.

From the information received it appears that the City infrastructure plans are directly related to projected public service needs. There are special revenues related to ensuring that adequate infrastructure will be financed and constructed when needed to service changes in land use within the City.

The City prepares and updates annually a Capital Improvement Program (CIP). It projects facility improvements, upgrades and new construction for all phases of services provided by the City.

The current CIP is an extensive document that projects improvements for the years 2007-09 through 2012-13. CIP funding for this period of time is estimated to be approximately \$120,792,000, though each budget identifies specific projects and funding for that year.

Growth and Population

Oakley's growth is consistent with most other cities in East Contra Costa County as discussed in the Agency Overview chapter.

The City's growth is constrained to the north by the San Joaquin Delta, and to the west and south by the cities of Antioch and Brentwood. Most of the area to the east of the City limits is outside the voter approved Urban Limit Line.

The East Cypress Corridor Specific Plan provides for up to 4,664 residential units, 445,600+ sq. ft. of commercial space, three elementary and one middle schools, 260+ acres of community/neighborhood parks and lakes, manmade lakes, 116+ acres of wetlands/dunes, flood-control levees, 143+ acres of open space/easements, and other community and recreational uses. The Specific Plan and EIR for the East Cypress Corridor were legally challenged and must be revised before City-approved projects can proceed in this area. It is anticipated the revised Specific Plan and EIR will be heard by the City Council in Spring 2009.

The City is not currently working on specific plans or major development applications that would result in an SOI expansion and/or annexations.

Financing Constraints and Opportunities

As a California municipality, city finances are dependent on State statutes including formulas governing the distribution of certain types of revenues and local policies and decisions regarding growth of the community and the variety of services proffered.

The City receives significant property tax revenues and generates a variety of fees and exactions related to new growth to ensure sufficient, adequate infrastructure to provide municipal services for these areas and to ensure these land use changes do not adversely affect the services provided to the existing population.

No significant financing constraints are evident other than the general condition in which municipalities in California find themselves today. The recent turndown in the economy and its effect on housing prices and demand has caused the City to restrict its budget projections and has slowed the rate of growth in the City finances.

As can be seen by examining the City budget, much of the infrastructure related to serving new development is funded by developer fees and exactions.

Opportunities for Shared Facilities

The City of Oakley partners with several agencies to provide public services in a cost-effective manner. These include cooperative agreements with the local school districts, and the fire protection district for funding fire related infrastructure.

Government Structure Options

Annexing the remainder of the East Cypress Corridor, namely Area III, would contribute to more logical and orderly City boundaries. Retaining this as an unincorporated area leaves a cumbersome service area for the County to serve.

No other government structure options were identified.

Cost Avoidance Opportunities

Given its array of City services and location within the County, no readily available cost avoidance opportunities are noted. The City's budget system evaluates basic methods to avoid or minimize costs.

Joint powers authorities or joint decision-making efforts in which the City participates include risk management coverage through a Municipal Pool Authority and the State Route 4 Bypass Authority.

Opportunities for Rate Restructuring

The City's budget and accounting system includes annual cost allocation and fee schedule adjustments designed to recover City expenses where justified and appropriate.

The City annually studies rates and charges and modifies them on a routine basis to reflect costs to provide such services including permits, fees for park and recreation programs and other City activities.

The City has developed a Public Facilities Impact Fee program to assist raising funds to address current and future public facilities needs.

Evaluation of Management Efficiencies

The City exhibits characteristics of an agency operating efficiently. For example, it processes development applications in a timely manner. The City's recreation programs are growing and well attended and its capital improvement program is well funded.

Local Accountability and Governance

The City Council is directly accountable to voters within the City. The City has protocols to ensure public notice of City Council and Planning Commission meetings, including use of the Internet. Public meetings are conducted in accordance with the Brown Act.

The City periodically conducts public workshops on policy matters including complex development proposals. The City provides extensive electronic information on its website and makes copies of materials available to the public at City offices.

Notices and agendas are posted on the City website, posted at City Hall and forwarded to newspapers and affected and interested parties

SPHERE OF INFLUENCE RECOMMENDATIONS AND DETERMINATIONS

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 requires that LAFCO review and update the sphere of influence (SOI) for each of the cities and special districts within the county.

The City's boundaries and SOI are largely coterminous, with approximately 504 acres outside the City and within its sphere in the northeast area of the East Cypress Corridor. A map of the City and its sphere is included.

The City has not proposed any changes in its existing, approved sphere, though the City staff notes some interest expanding the City boundaries south of Delta Road towards a new, proposed high school. The City Council has also asked its staff to begin evaluation and consultation with LAFCO regarding a potential boundary change for areas along north Bethel Island Road (i.e., areas not annexed in 2006).

Given the considerations addressed in the Municipal Services review, two options are identified for the City of Oakley SOI:

- Retain the Existing SOI

If LAFCO determines that the existing government structure is appropriate, then the existing SOI should be retained. This option will enable the City to continue to include the territory within its SOI in its long-term planning.

Expanding the City's SOI is not feasible given the surrounding land use constraints and agency boundaries.

- Reduce the SOI

If LAFCO determines that territory within the existing SOI should be served by an agency other than the City of Oakley, or if the City has no plans to annex the territory area within the foreseeable future (10-20 years), reducing the City's SOI may be appropriate.

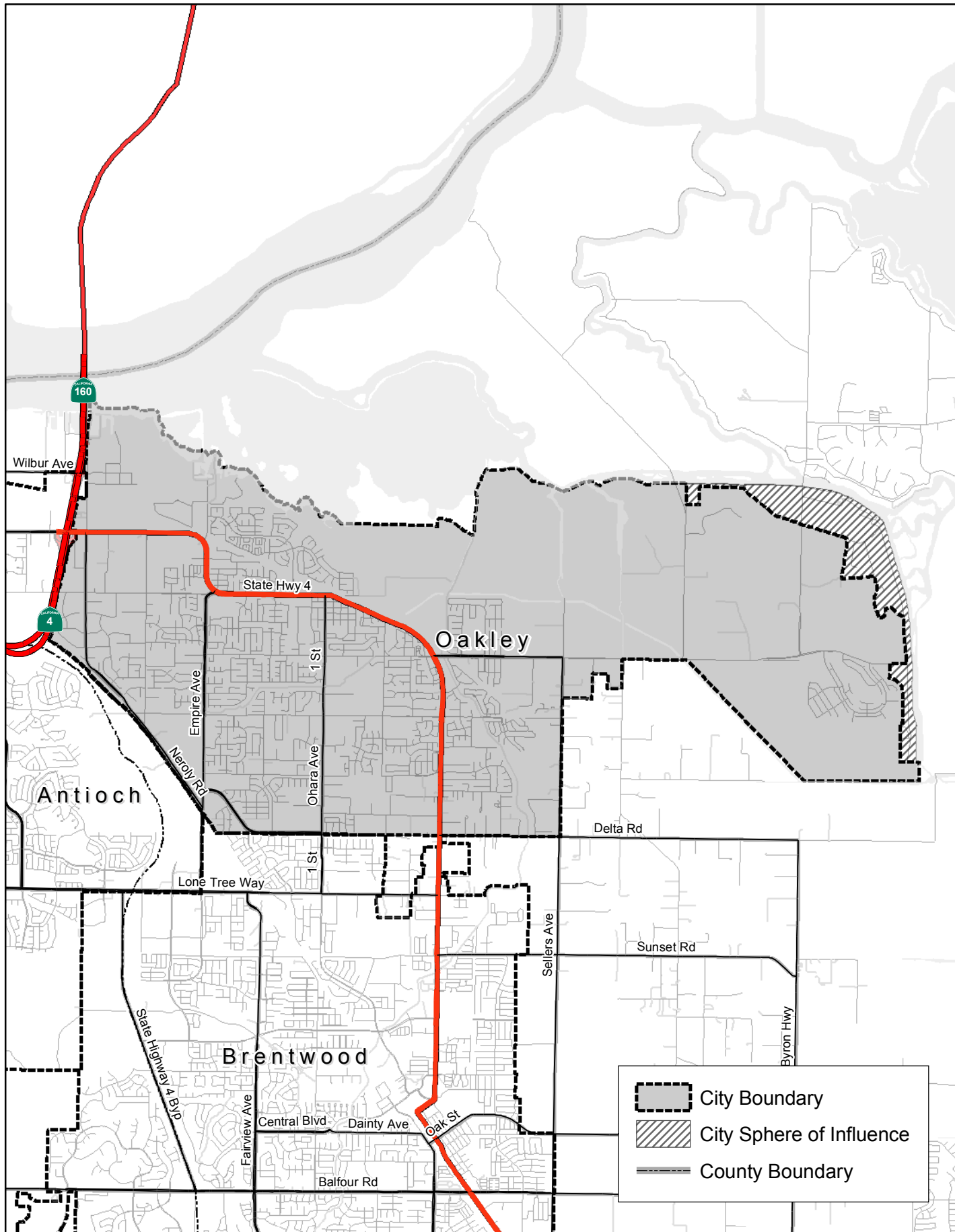
The area that might be removed from the existing SOI is Area III (East Cypress Corridor) comprised of approximately 504 acres located east of Jersey Island Road, extending along the south side of Dutch Slough and along the west side of Sandmound Slough. The City previously submitted an application to annex this area, and subsequently withdrew the application.

SOI Issue Analysis

Issue	Comments
SOI update recommendation	<p>It is recommended the existing City of Oakley SOI be retained. The City is providing adequate services within the City boundaries given the current and planned land uses. A number of residential and commercial projects are currently underway within the City.</p> <p>If Area III of the East Cypress Corridor is not annexed to the City prior to the next SOI update consideration should be given to removing that area from the SOI at that time.</p>
Services provided	The City provides municipal services directly and through contracts with other agencies. Services include: police, land use planning and building regulation, parks and recreation, street maintenance including bridges and culverts, street lighting, flood control, drainage and storm water disposal.
Present and planned land uses in the area	Present land uses consist of a variety of urban uses that are primarily residential with a mixture of commercial, office, industrial and institution or public uses. Planned land uses would be consistent with the City General Plan that has similar designations. Some agricultural, open space and parks and delta recreational lands are included within the City boundaries and sphere.
Potential effects on agricultural and open space lands	Most open space within the City is to the north adjacent to the delta. There is prime agricultural land within the City boundary, but no Williamson Act land within the City boundary and/or SOI.
Projected growth in the City	The population in the City is expected to continue to grow, though not at the same rate as in recent years. The need for increased City services will continue.
Present and probably need for public facilities and services in the area	The projected annual growth rate for the City of Oakley is approximately 1.4%. Development will continue to occur as a result

	<p>of the 2006 East Cypress Corridor Reorganization. There will be a need for extension of public facilities and the provision of additional public services to new development areas. The City has developed infrastructure master plans to insure the proper size, location, and timing of infrastructure improvements. The City also charges participation fees and other mitigation fee programs and exactions to insure that adequate public services are available to new development.</p> <p>Likewise, areas within the City already receiving services are monitored for proper operation, replacement and rehabilitation, or reconstruction.</p>
Opportunity for infill development rather than SOI expansion	Within the existing city boundaries, there are 5,622 acres of vacant land, of which approximately 5,355 acres are within the city limits and an additional 267 acres are within the City's existing SOI.
Service capacity and adequacy	<p>The present capacity of public facilities, including streets, storm drainage, and parks is regularly monitored.</p> <p>Public services including police protection, fire protection, and emergency medical services are provided by those agencies that are trained, equipped and readily available to perform their duties.</p>
The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.	The City incorporated in 1999 and has continued to grow. The City's current SOI includes approximately 504± acres located east of Jersey Island Road, extending along the south side of Dutch Slough and along the west side of Sandmound Slough. This area is considered to be a community of interest.
Effects on other agencies	Maintaining the existing SOI would have no effects on other agencies.
Potential for consolidations or other reorganizations when boundaries divide communities	The City's boundaries do not divide communities.
Location of facilities, infrastructure and natural features	City facilities are primarily located in the central and western portions of Oakley. The City is bounded on the north by the San Joaquin Delta, on the south by the City of Brentwood, on the east by open space and agricultural land, and on the west by the City of Antioch and agricultural land.
Willingness to serve	The City wishes to continue to provide services within its boundary and SOI.
Potential environmental Impacts	None. No change to the SOI or service area is proposed.

City of Oakley Boundary and Sphere of Influence



Map created 3/13/2008
 by Contra Costa County Community Development, GIS Group
 651 Pine Street, 4th Floor North Wing, Martinez, CA 94553-0095
 37.59.48.455N 122.06.35.384W

This map was created by the Contra Costa County Community Development Department with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

