

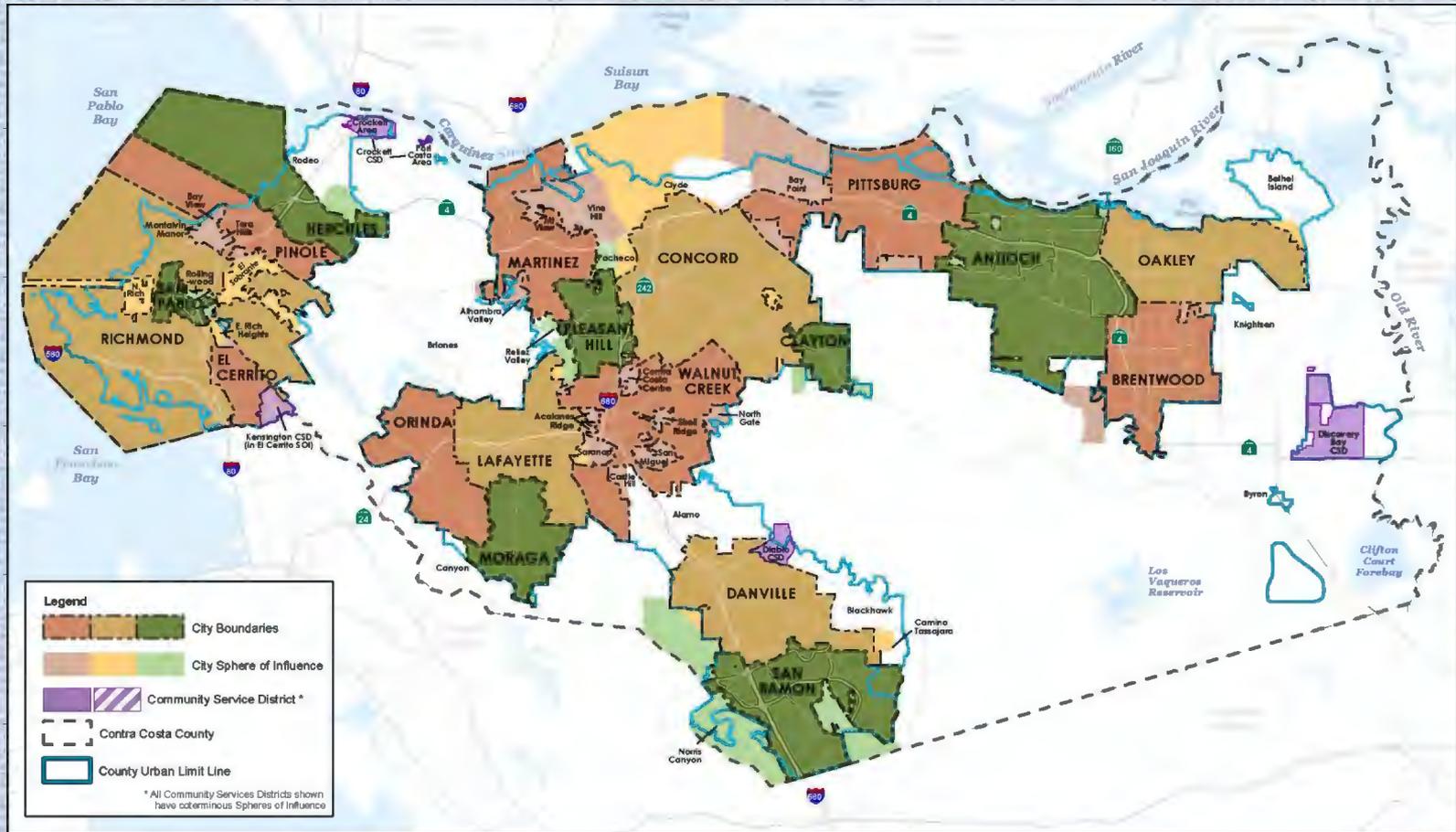
CONTRA COSTA LAFCO



MUNICIPAL SERVICE REVIEW UPDATE

2019

Agency Boundaries and Spheres of Influence



Legend

- City Boundaries
- City Sphere of Influence
- Community Service District *
- Contra Costa County
- County Urban Limit Line

* All Community Services Districts shown have coterminous Spheres of Influence

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Trends Affecting Contra Costa County



Economy/Jobs/Housing

- 35.5% projected increase in jobs between 2010 and 2040
- 23.7% projected increase in households between 2010 and 2040
- Labor market growth → population growth → housing crisis

Trends Affecting Contra Costa County



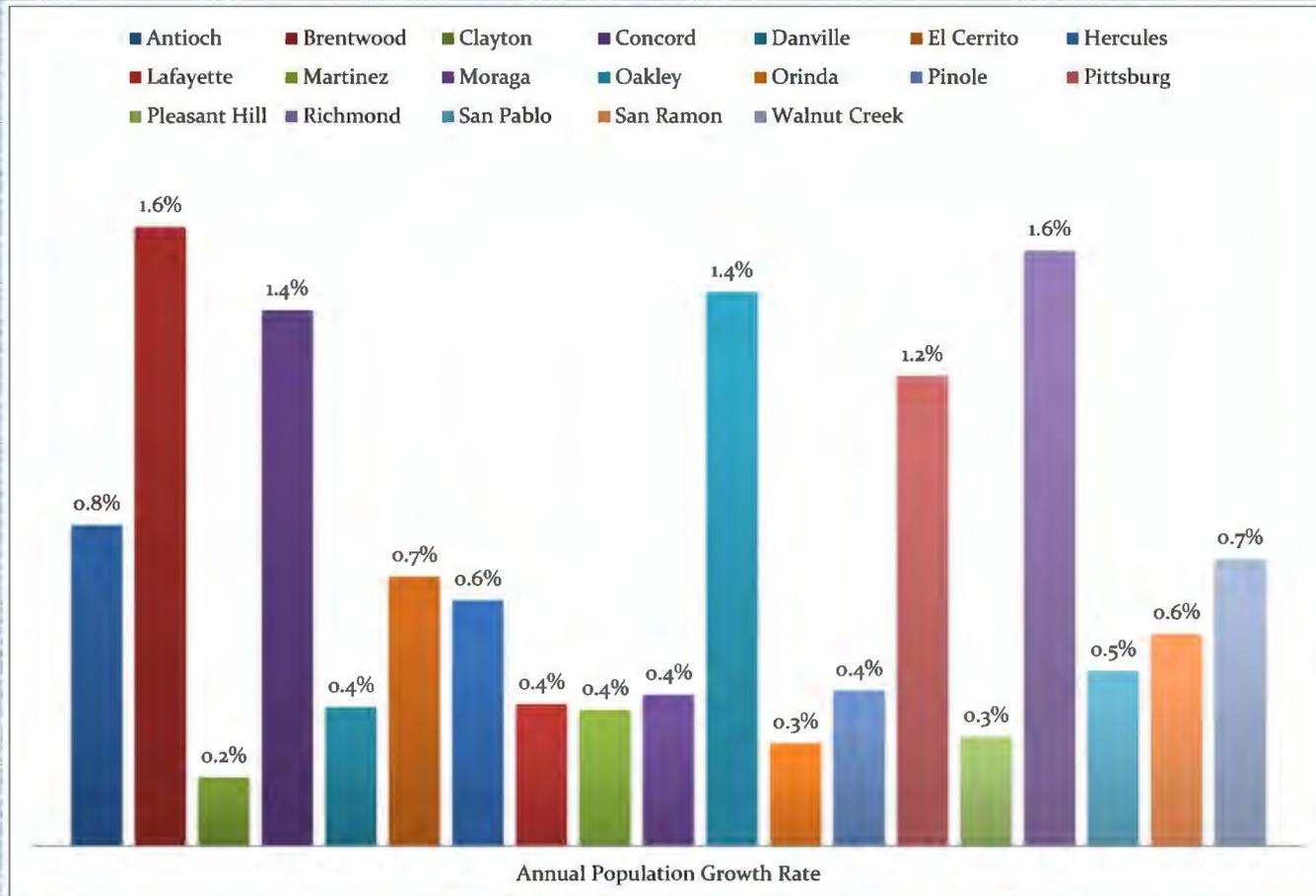
Transportation

- 36.7% of East Bay residents commute outside the area
- Transportation → GHG emissions → climate change

Aging Infrastructure

- City roadways at risk of failing: *Martinez*
- City roadways below MTC target: *Antioch, Concord, Hercules, Moraga, Orinda, Pinole, Pittsburg, Pleasant Hill, Richmond, Walnut Creek*

Percentage Annual Population Growth Rate, 2010 - 2040



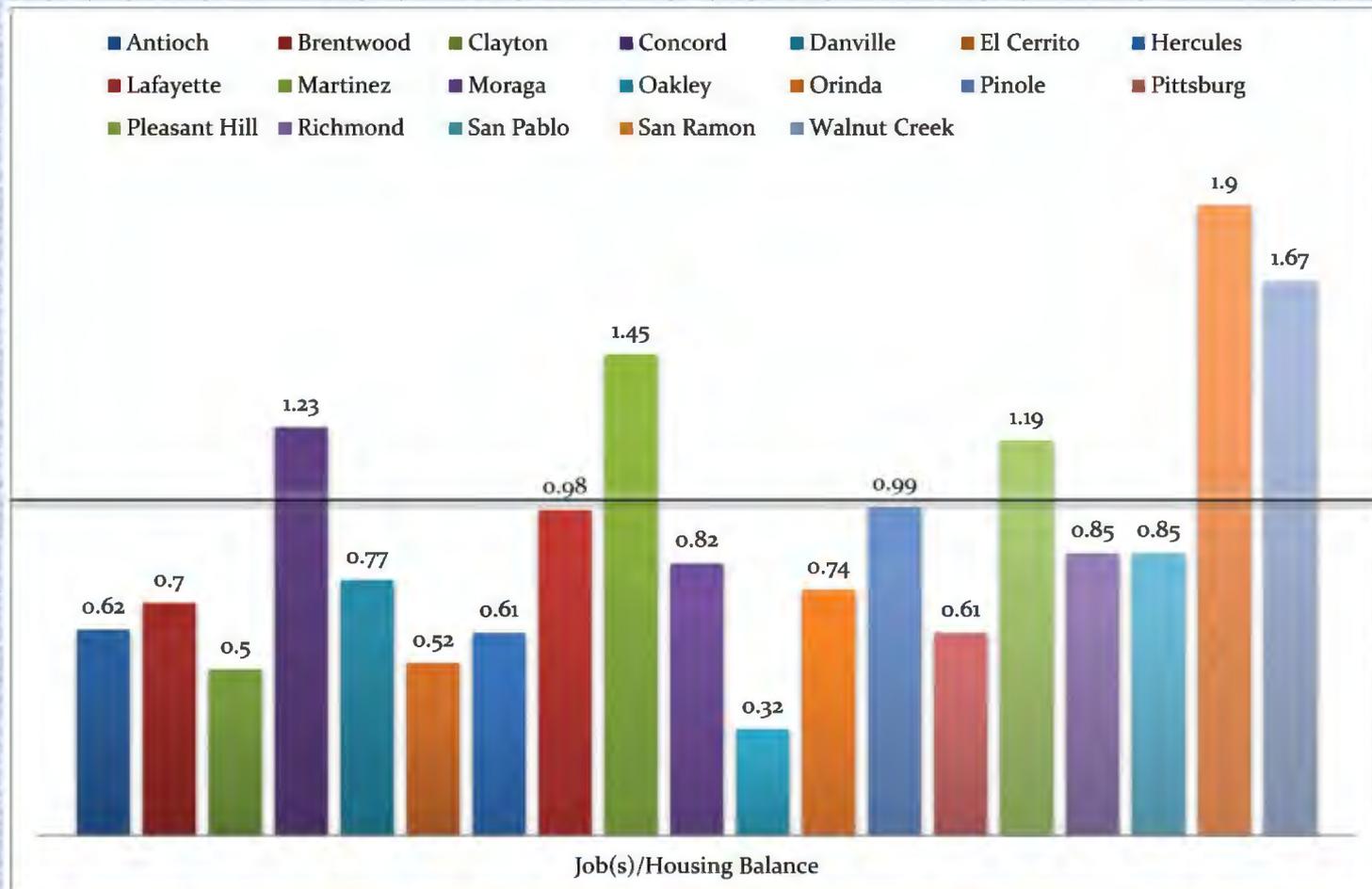
Jobs and Households



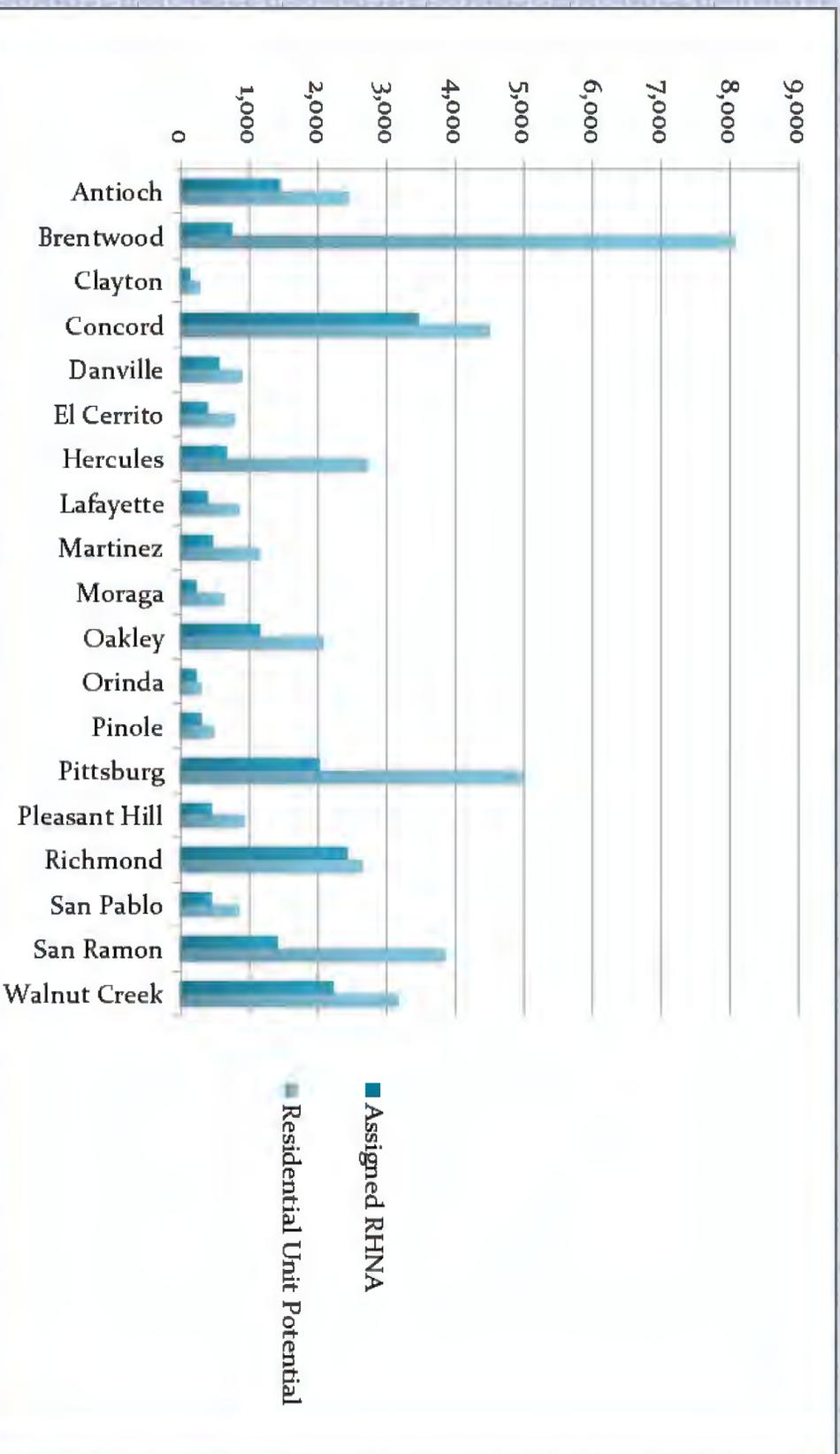
- Employment growth by 2040
 - ❖ Richmond – 101%
 - ❖ Concord – 76%
 - ❖ Oakley – 57%

- Household growth by 2040
 - ❖ Brentwood – 58%
 - ❖ Oakley – 53%
 - ❖ Richmond – 52%

Ratio of Jobs to Households



Potential Residential Unit Yield to Meet Assigned RHNA

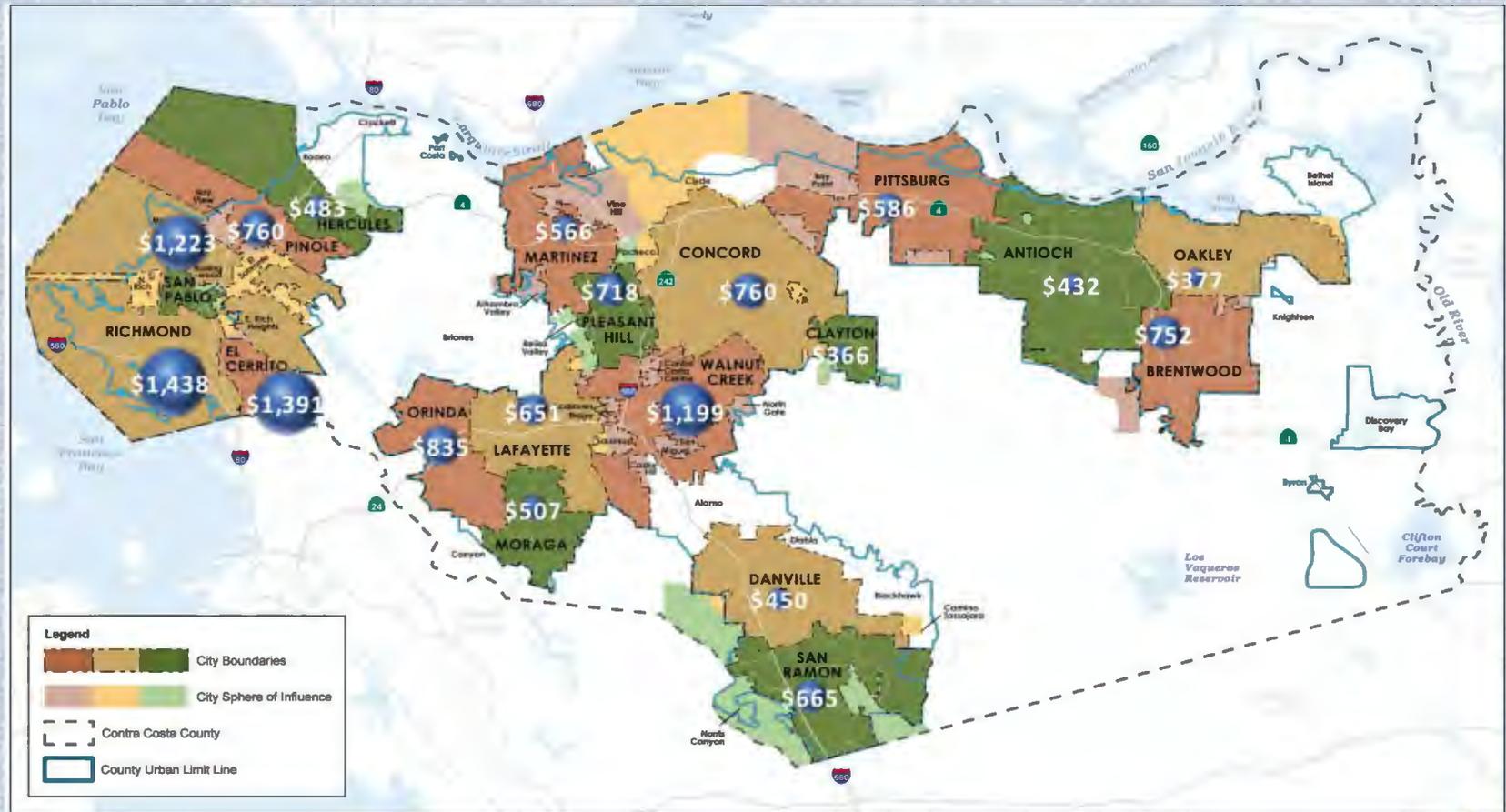


Financial Ability to Provide Services



- General fund balances and reserves
- Liquidity ratio
- Unfunded pension and other-post employment benefit liabilities

General Fund Expenditures per Capita



Legend

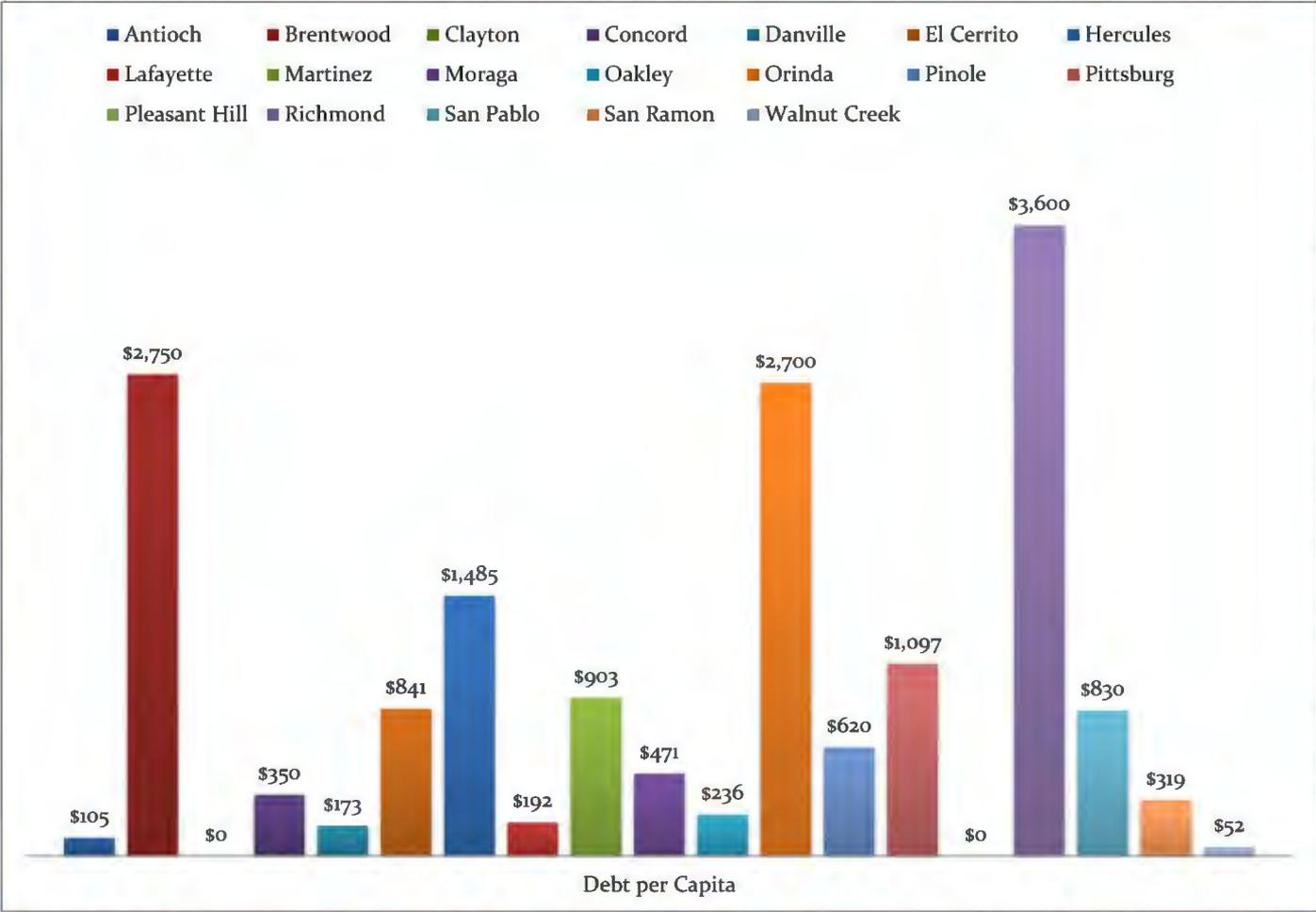
- City Boundaries
- City Sphere of Influence
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Map created: 10/26/2016
 by Contra Costa County Department of
 Communities and Development, GIS Group
 39 Main Road, Martinez, CA 94523
 37.98 41.761N 122.07 02.7899W

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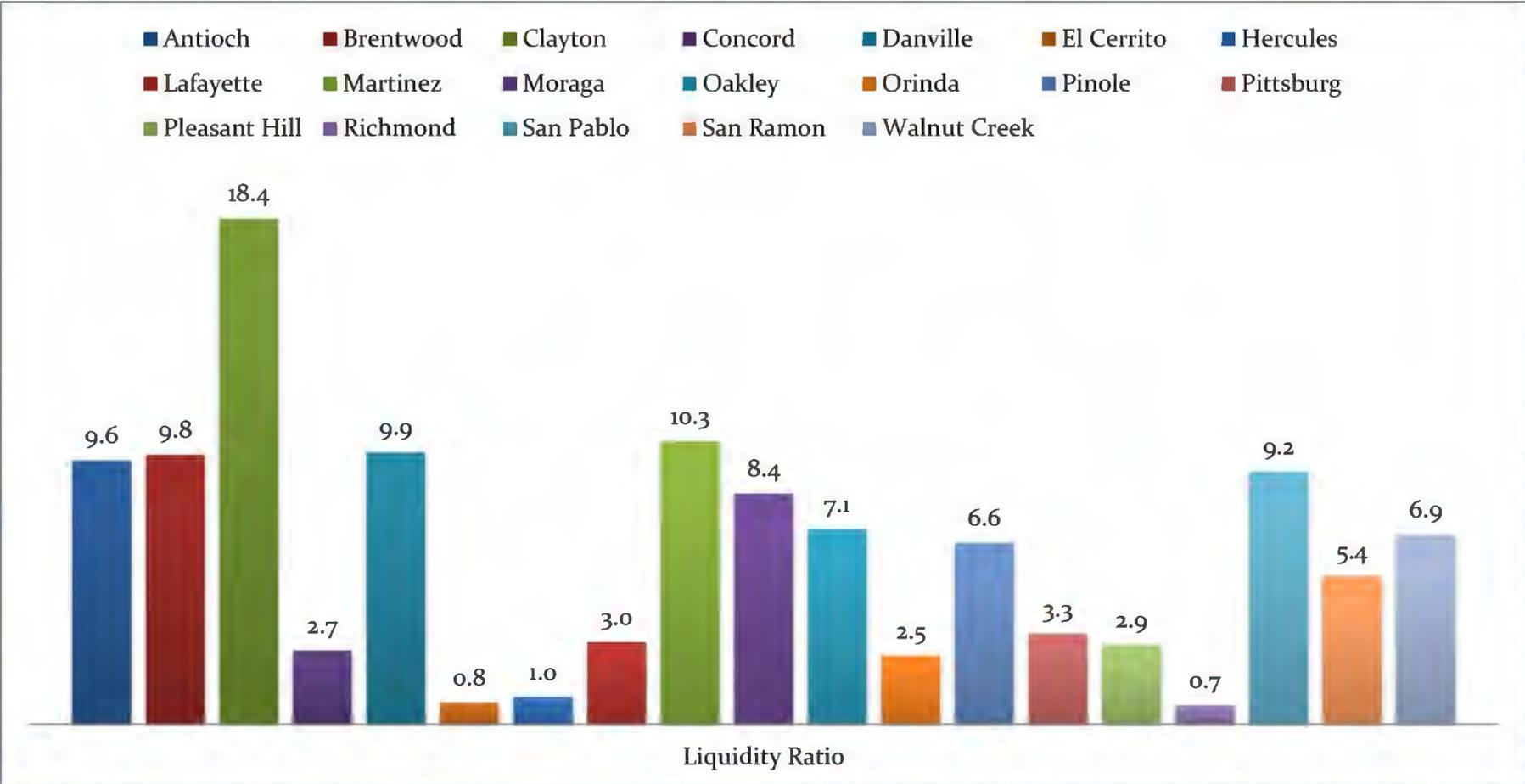


Debt per Capita



Source: FY2017 Comprehensive Annual Financial Reports

Liquidity Ratio, FY2017



Source: City-reported data

Financial Ability to Provide Services – Potential Challenges



➤ **El Cerrito**

- Inadequate reserves
- Low liquidity

➤ **Hercules**

- High debt
- Low liquidity

➤ **Pittsburg**

- Budget deficits
- Inadequate reserves

➤ **Richmond**

- High debt
- Low liquidity

➤ **Crockett CSD**

- Inadequate reserves
- Low liquidity

Sphere of Influence: Determinations



Present and planned land uses

The cities and CSDs reviewed in this MSR Update plan for a variety of urban land uses within their boundaries, representing a continuation of the current mix of uses.

Present and planned land uses are adequate for existing residents as well as future growth, as demonstrated in the General Plans.

Sphere of Influence: Determinations



Present and probable need for public facilities and services

There are no anticipated changes in the type of public services and facilities required within the SOIs for cities and CSDs reviewed in this MSR Update.

The level of demand for these services and facilities, however, will increase commensurate with anticipated population growth over the next five years.

Sphere of Influence: Determinations



Present and probable future capacity for public facilities and services

The present capacity of public facilities for the cities and CSDs reviewed in this MSR Update appears adequate. These agencies anticipate they will continue to have adequate capacity during the next five years.

Sphere of Influence: Determinations



Existence of any social or economic communities of interest

In general, communities of interest within the municipal boundaries of each city are included within their respective SOIs.

Contra Costa LAFCO has identified specific social or economic communities of interest relevant to Danville, Lafayette, Pleasant Hill, San Pablo, and Walnut Creek.

Sphere of Influence: Determinations



Present and probable need for public facilities or services related to sewers, municipal and industrial water, or structural fire protection of any disadvantaged communities within the existing SOI

The following cities have disadvantaged communities within their boundary, SOI, or contiguous to their SOI:

- Antioch
- Brentwood
- Concord
- El Cerrito
- Martinez
- Oakley
- Pinole
- Pittsburg
- Pleasant Hill
- Richmond
- San Pablo
- Walnut Creek

Sphere of Influence: Recommendations



Maintain and reaffirm all existing SOIs:

- ✓ Antioch
- ✓ Brentwood
- ✓ Clayton
- ✓ Concord
- ✓ Danville
- ✓ Cerrito
- ✓ Hercules
- ✓ Lafayette
- ✓ Martinez
- ✓ Moraga
- ✓ Oakley
- ✓ Orinda
- ✓ Pinole
- ✓ Pittsburg
- ✓ Pleasant Hill
- ✓ Richmond
- ✓ San Pablo
- ✓ San Ramon
- ✓ Walnut Creek
- ✓ Crockett CSD
- ✓ Diablo CSD
- ✓ Discovery Bay CSD
- ✓ Kensington Police Protection & CSD

Sphere of Influence: Conditional Recommendations



Future SOI updates or annexations pending additional study:

Capacity, adequacy, and ability to provide services

- Concord
- Hercules
- Moraga
- Richmond
- Crockett CSD

Financial ability to provide services

- El Cerrito

THANK YOU



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URBAN PLANNING
ENVIRONMENTAL
ANALYSIS

