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**East Contra Costa County  
Sub-Regional  
MUNICIPAL SERVICE REVIEW**

**Final Draft  
October 8, 2008**

**Prepared for:  
Local Agency Formation Commission  
of Contra Costa County**

**Braitman & Associates  
Baracco and Associates**

# What Does the Law Require?

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## ■ Comprehensive Sphere of Influence (SOI) Updates

- ▶ Every 5 years, as necessary

## ■ Municipal Service Reviews (MSRs)

### ■ Nine Determinations:

- ▶ Infrastructure Needs and Deficiencies
- ▶ Growth and Population Projections
- ▶ Financing Constraints and Opportunities
- ▶ Cost Avoidance Opportunities
- ▶ Rate Restructuring Opportunities
- ▶ Opportunities for Shared Facilities
- ▶ Government Structure Options
- ▶ Management Efficiencies
- ▶ Local Accountability and Governance

# **The East County Sub-Region**

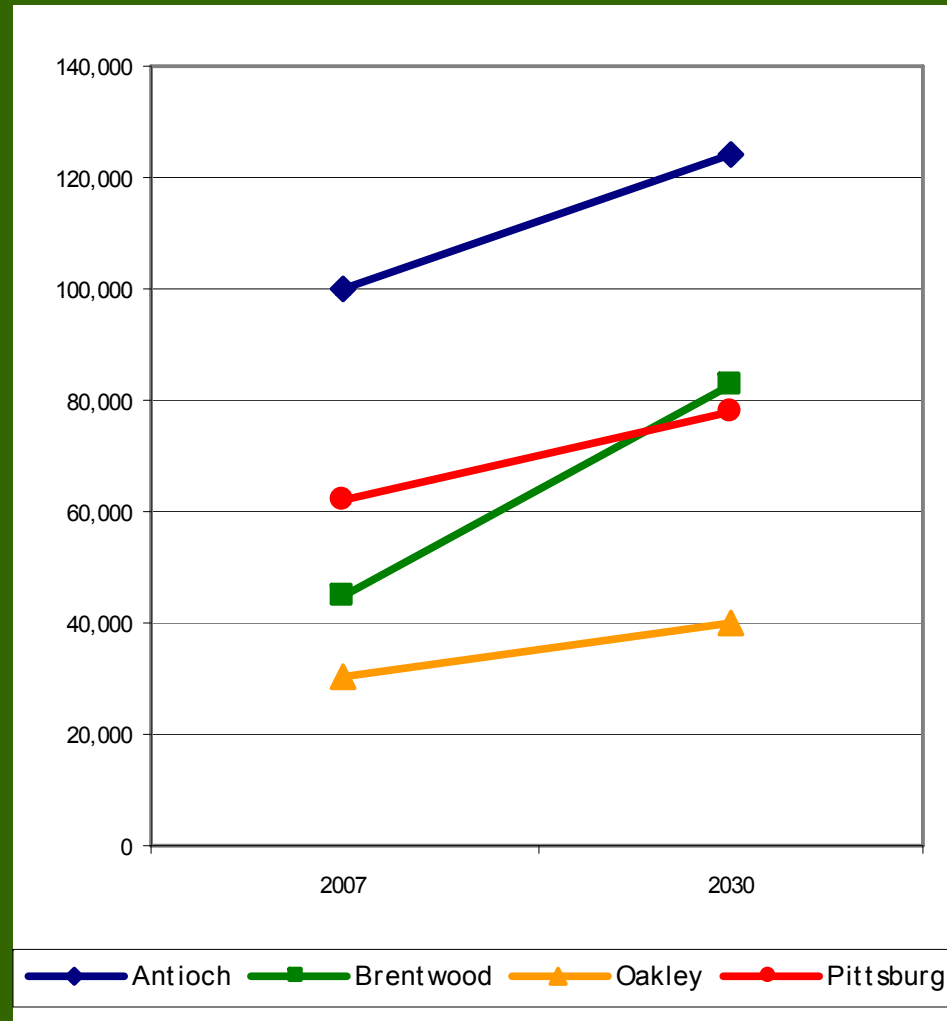
## **■ EAST COUNTY CITIES**

- ◆ City of Antioch**
- ◆ City of Brentwood**
- ◆ City of Oakley**
- ◆ City of Pittsburg**

## **■ EAST COUNTY SPECIAL DISTRICTS**

- ◆ County Service Area RD-4**
- ◆ Bethel Island Municipal Improvement District**
- ◆ Town of Knightsen Community Services District**

# Population and Growth - Cities

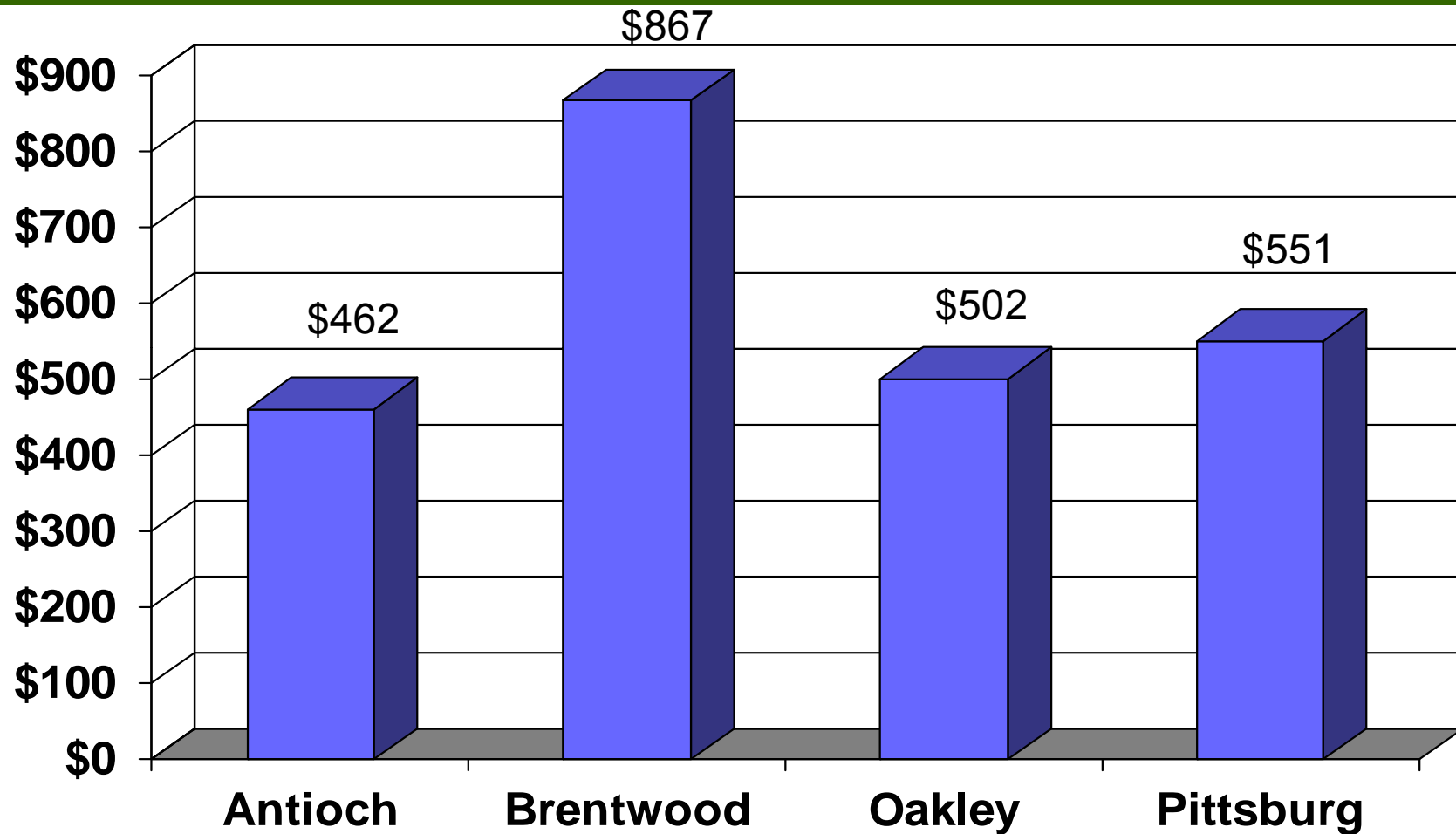


# Sub-Regional Issues

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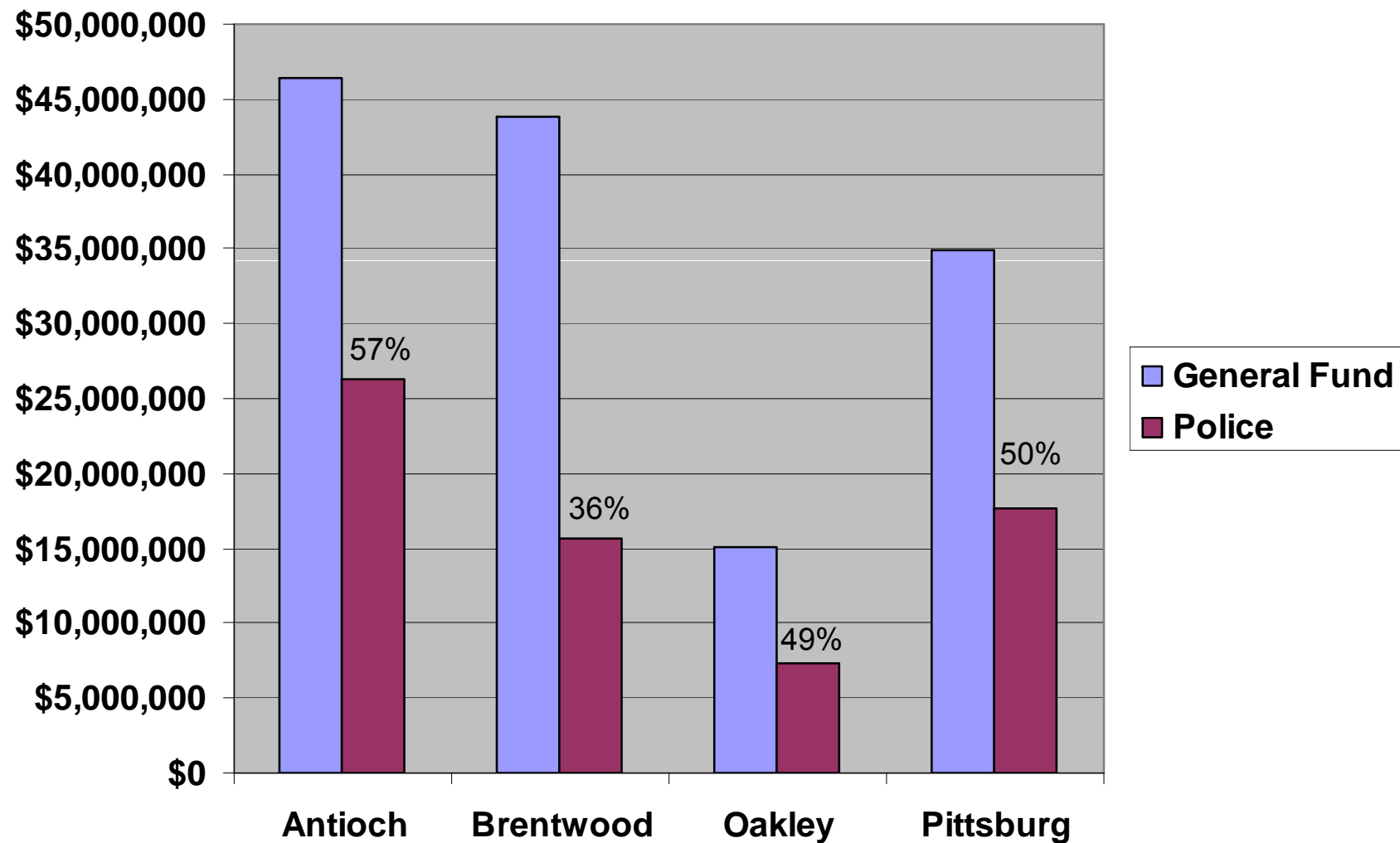
- ◆ East Contra Costa County is the largest land area of the County and is experiencing the most significant urban growth within the County
- ◆ Capital Improvement Programs are in place in the 4 cities to address planned infrastructure & facility improvements over multi-year periods
- ◆ After 15 years of unprecedented residential growth, the cities are placing increased emphasis on economic development including commercial and industrial projects
- ◆ The current imbalance between jobs and housing contributes to traffic congestion & decreased air quality, as well as decreased local revenues
- ◆ All four cities have available vacant land within their corporate boundaries in which to promote residential, commercial and industrial in-fill projects
- ◆ Reasonably priced and efficient fire protection within the sub-region is provided by the Contra Costa County Fire Protection District (Antioch & Pittsburg) and the East Contra Costa Fire Protection District (Brentwood and Oakley)

## Current Per Capita Costs for General Fund Services



Includes General Government, Police, Community Development, Streets, Parks, Recreation, and Economic Development.

# Police Services (as a percent of General Fund)



# City of Antioch





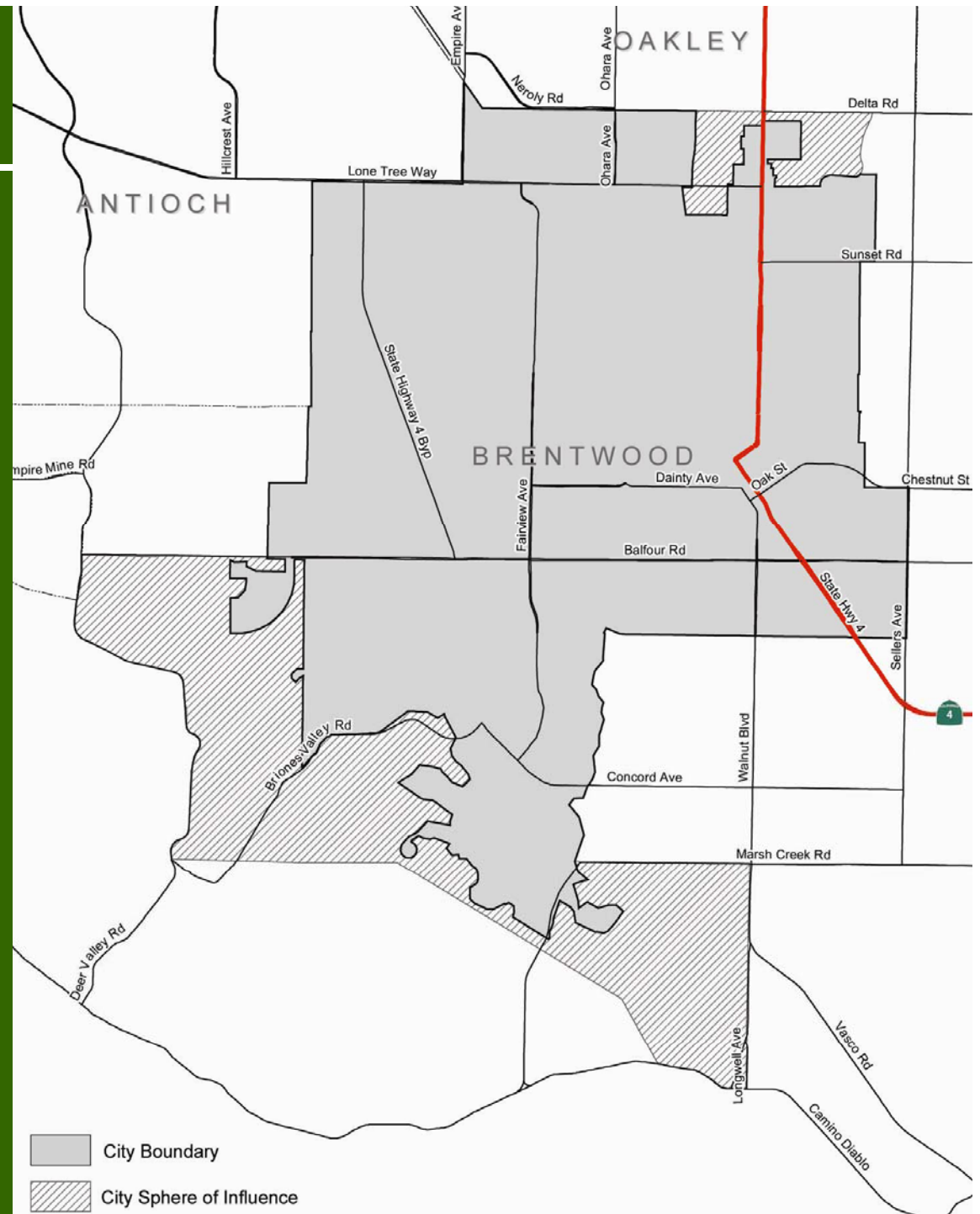
# City of Antioch

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## Service Review Issues:

- ♦ Antioch should give consideration to providing municipal services to existing developed areas within the Northeast Antioch Reorganization proposal.
- ♦ Antioch's Urban Limit Line was adopted by the voters in 2005 and consists of less area than the existing City Limits.
- ♦ Antioch has significant vacant land which provides numerous opportunities for residential, commercial, and industrial in-fill development.
- ♦ The Antioch Parks Division collaborates with the Antioch Unified School District for shared park maintenance equipment and storage buildings.
- ♦ Opportunities exist for the City to collaborate with the Delta Diablo Sanitation District to utilize recycled water for park, golf course, and landscape irrigation.

# City of Brentwood



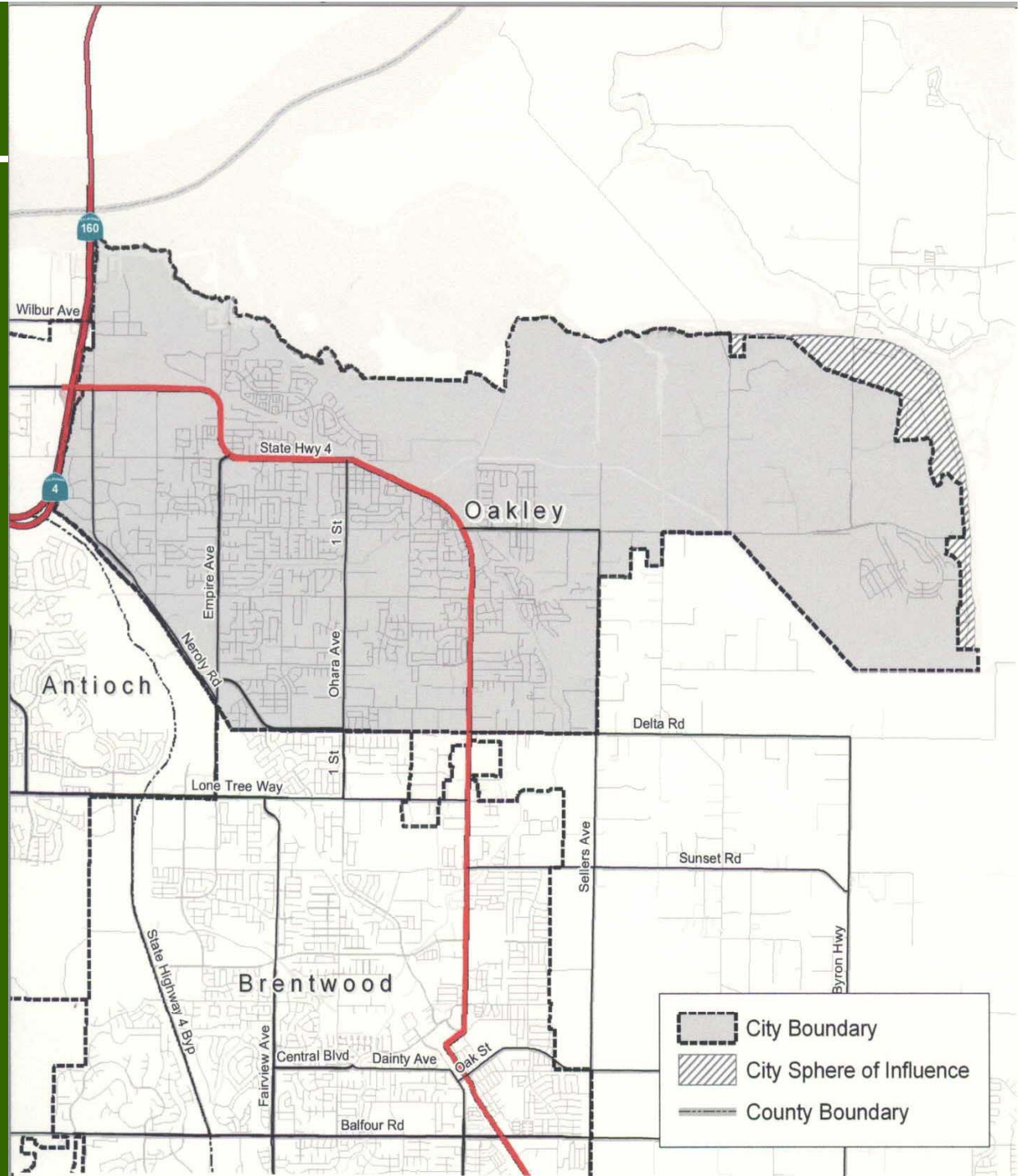
# City of Brentwood

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## Service Review Issues:

- ♦ It is projected that Brentwood will experience the highest growth among the four East County cities at approximately 3.72% per year
- ♦ Brentwood did not adopt its own Urban Limit Line and is therefore limited by the County ULL, which is identical to the existing City Limits
- ♦ Brentwood has partnered with the local school district to help meet community recreational needs
- ♦ Brentwood contains a 140-acre island of unincorporated territory which provides an opportunity for annexation within the existing SOI
- ♦ Brentwood has received awards for its budget presentation and in operational budgeting

# City of Oakley



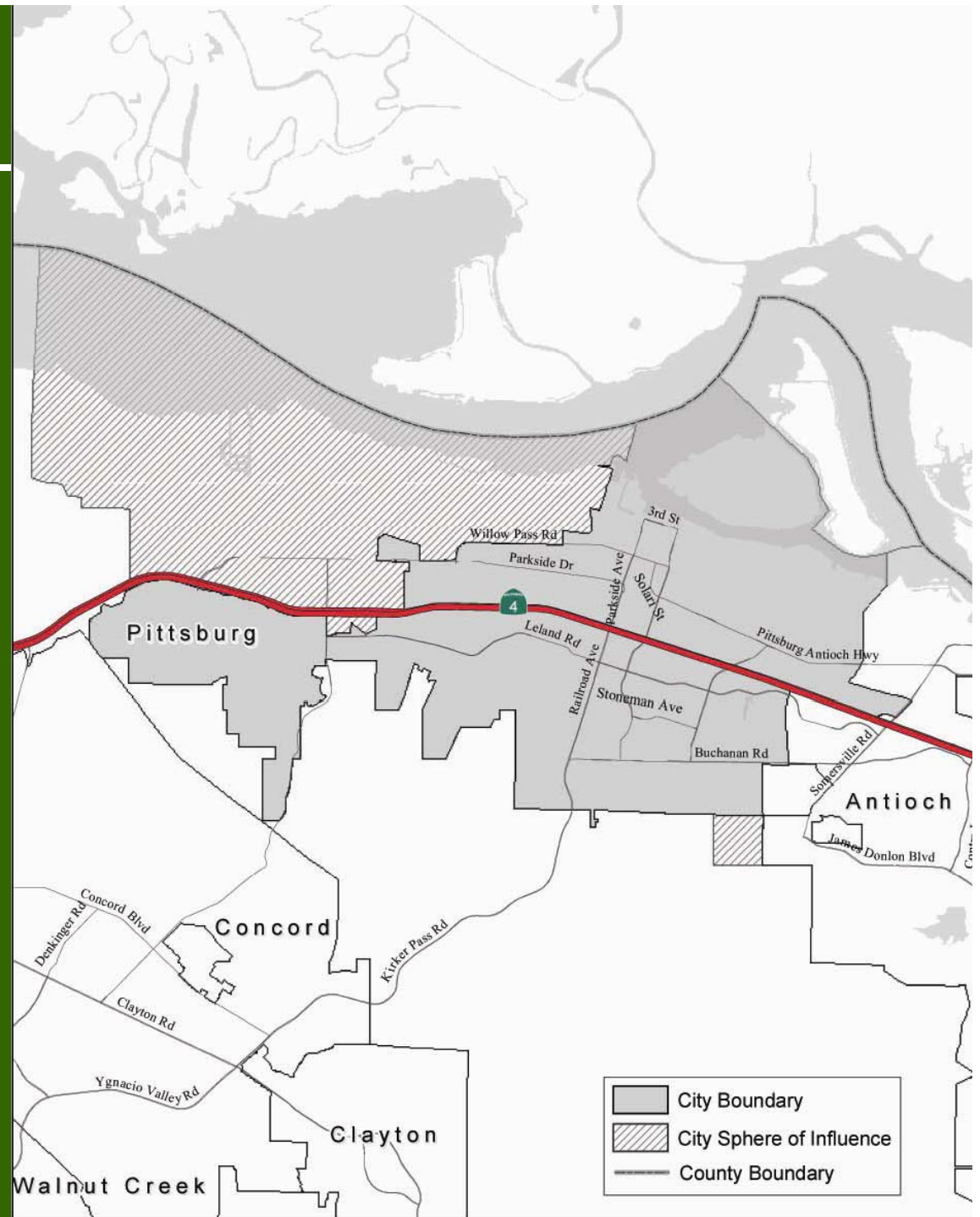
# City of Oakley

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## Service Review Issues:

- ♦ The East Cypress Corridor area was legally challenged and is dependent upon revisions to the Specific plan and EIR before development can proceed
- ♦ Oakley contracts with the Contra Costa County Sheriff's Office for police services and thereby benefits from mutual aid and economies of scale
- ♦ Oakley partners with the local school district, East Bay Regional Park District, and the YMCA to meet community recreational needs
- ♦ The City does not have its own Urban Limit Line and is still in the process of agreeing to adopt the County's ULL

# City of Pittsburg





# City of Pittsburg

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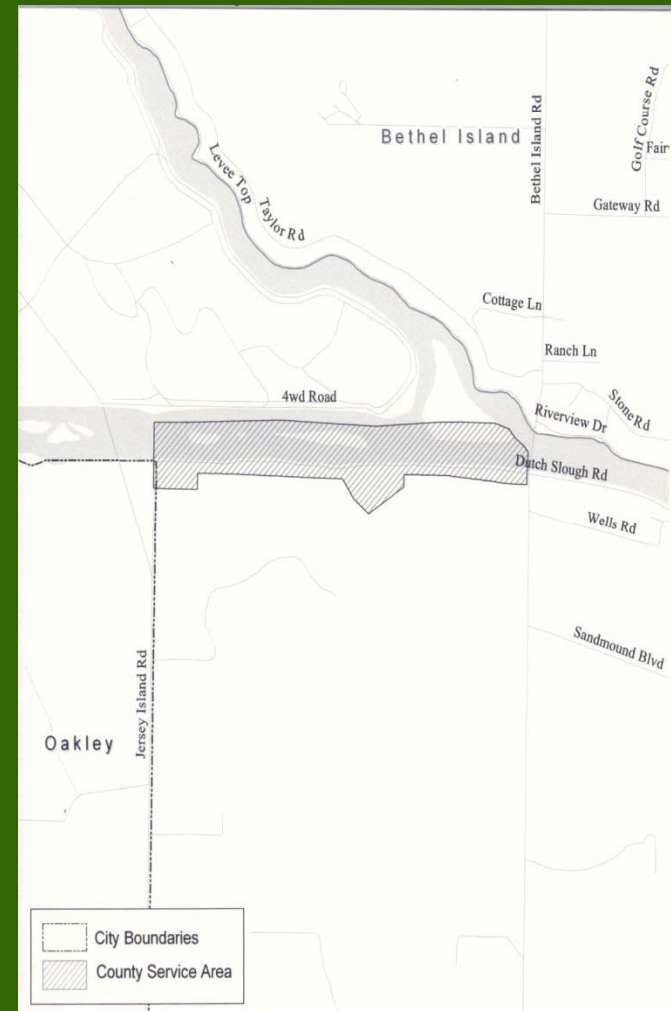
## Service Review Issues:

- ♦ In 2005, Pittsburg adopted an Urban Limit Line which amended the General Plan and pre-zoned certain lands within the ULL
- ♦ Through the Pittsburg Redevelopment Agency, a 6-story mid-rise office building is being constructed adjacent to the Civic Center. The community library and school district offices will be housed in the new building
- ♦ Pittsburg is partnering with Delta Diablo Sanitation District to utilize recycled water for park and golf course irrigation
- ♦ Annexing the Bay Point Community to Pittsburg will require solutions to complex governance, service, and planning issues

# County Service Area RD-4

## Service Review Issues:

- ♦ CSA RD-4 provides limited services (enhanced road maintenance) and relies on the County Public Works Department for services
- ♦ The District has limited opportunities to generate revenues for necessary road maintenance or reconstruction projects
- ♦ The District is adjacent to the City of Oakley and may result in annexation to the City





# Bethel Island Municipal Improvement District

## Service Review Issues:

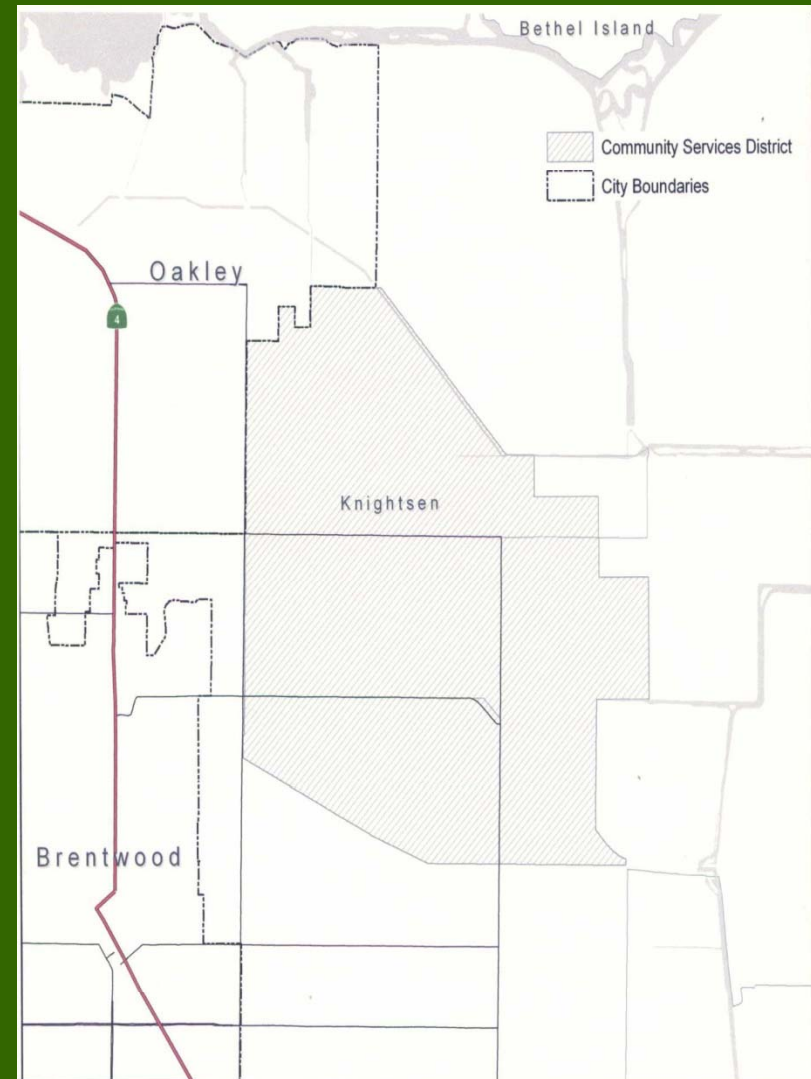
- ◆ The District needs to improve the levee around Bethel Island and has developed a program to do so
- ◆ Some municipal wells do not meet State standards
- ◆ The Delta Coves development project will require the District to address infrastructure and facility issues
- ◆ The voters within the District may need to approve a new local revenue source to fund needed levee and drainage improvements



# Town of Knightsen Community Services District

## Service Review Issues:

- ♦ The CSD has drainage and water quality infrastructure needs that should be addressed through a master plan & funding
- ♦ The District is not currently providing services, but is in the planning stages
- ♦ The District's public information efforts can be enhanced by improving website services



## **Recommendations**

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- **Find the MSR study categorically exempt pursuant to CEQA**
- **Accept MSR report**
- **Adopt MSR determinations**
- **Issue Final MSR report**